

Dated : 10.04.2021

SEARCH REPORT

Re : ALL THAT piece and parcel of one residential Apartment/Flat/Unit No. B-1 having net carpet area of 527 (Five Hundred and Twenty Seven) Square Feet more or less including Balcony corresponding to total built up area of unit 647 (Six hundred and Forty-seven) Square Feet and corresponding to total Super built up/Saleable area of 809 (Eight Hundred and Nine) Square Feet more or less on the First Floor, -South-East of the building and also together with proportionate undivided share of land measuring an area of 3 (Three) Cottahs 4 (Four) Chittaks 0 (Zero) Sq.ft. more or less, situated in Mouza - Bademasur, J.L. No. 31, comprising in E/P No. 458, S.P. No. 435, C.S. Plot No. 25 (P) and 26 (P) and all common rights and common service and expenses and also fixtures and fittings, electrical installation situated within the limits of The Kolkata Municipal Corporation Ward No. 102, known as K.M.C. Premises No. 171, Baghajatin Block - 'D', having Assessee No. 31-102-02-0171-3, corresponding to Postal Address D-69 Baghajatin Pally, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas

PRESENT OWNERS :

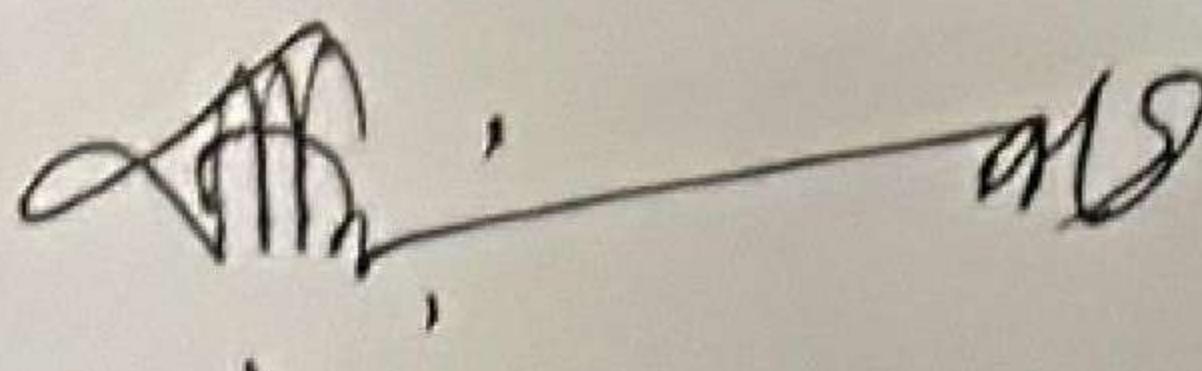
(1) **SRI JAYANTA GHOSH**, son of Late Anil Baran Ghosh, residing at D-69 Baghajatin Pally, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas, (2) **SRI BIDYUT BARAN GHOSH**, son of Late Anil Baran Ghosh, residing at D-95A, Baghajatin Pally, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas, (3) **SRI UTTAM KUMAR GHOSH**, son of Late Anil Baran Ghosh, residing at 185/2, Kharer Math, Ward No. 9, Post Office - New Barrackpore, Police Station - New Barrackpore, West Bengal - 700 131, (4) **SMT. SUMITA CHAKRABORTY**, wife of Late Somesh Chakraborty and daughter of Late Anil Baran Ghosh, residing at Panchabati, Panihati (M), Natagarh, North 24 Parganas, West Bengal - 700 113, (5) **SMT. ARUNA GHOSH alias SOMA GHOSH**, wife of Swapan Kumar Ghosh and daughter of Late Anil Baran Ghosh, residing at 512/1, Haralal Nagar, Masji Badi Road, Post Office - Kanchrapara, Police Station - Kanchrapara, District - South 24-Parganas, Pin code - 743145, (6) **SMT. GOPA BHATTACHARJEE**, wife of Bimalendu Bhattacharjee, daughter of Late Anil Baran Ghosh, residing at L R 364, A.B.L.



Township, Durgapur Abi Township, Bardhaman, West Bengal- 713 206 and (7) SMT. GOURI DUTTA, wife of Late Swapna Dutta and daughter of Late Anil Baran Ghosh, residing at E 42 Baghajatin Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas.

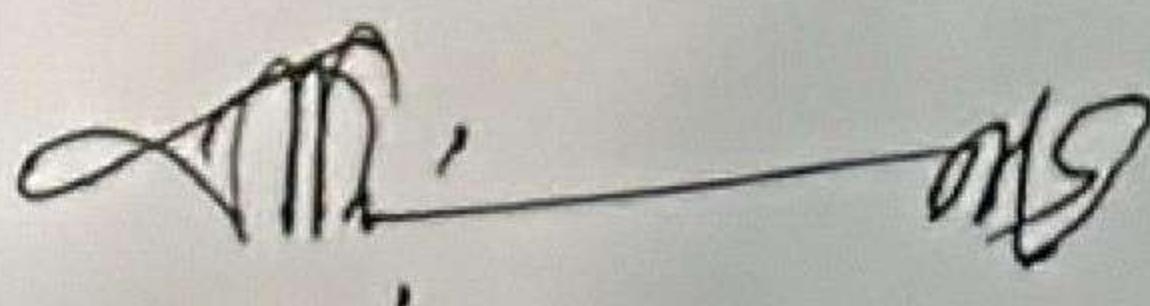
I have caused necessary searches the above mentioned property from 1989 to 10.04.2025 in the Office of D.R. Alipore and A.D.S.R. Alipore and R.A. Kolkata I have gone through the Title Deed, Development Agreement alongwith Development Power of Attorney, K.M.C. Mutation Certificate, paid up K.M.C. Tax bill, sanctioned building plan, K.M.C. Mutation Certificate etc. My Search Report is as follows :-

1. That one Anil Baran Ghosh since deceased, son of Late Chintaharan Ghosh obtained a plot of land measuring an area of 3 (Three) Cottahs 4 (Four) Chittaks under Refuge Relief and Rehabilitation Department, West Bengal, comprising in E/P No. 458, S/P No. 435, C.S. Plot No. 25 (P) and 26 (P) of Mouza – Bademasur, J.L. No. 31, P.S. Jadavpur, Kolkata – 700032, by virtue of a registered Indenture dated 04.04.1989, registered in the office of Addl. District Registrar, Alipore and entered into Book No. 1, Volume no. 27, Page no. 5 to 8, Deed No. 1952 for the year 1989.
2. That thereafter said Anil Baran Ghosh deceased father of the present Owners erected building and structures in the said property and several tenanted shops in the said premises and also residential tenanted unit in the said premises and it has been recorded in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 171, Baghajatin Block – 'D', Assessee No. 31-102-02-0171-3, within K.M.C. Ward No. 102 and the entire property is also known as Postal Address D-69 Baghajatin Pally, Police Station – Jadavpur, Kolkata – 700 032, morefully mentioned in the below.
3. That during enjoyment of the said property said Anil Baran Ghosh died intestate on 14.09.2010 leaving behind his three sons and four married daughters namely Sri Jayanta Ghosh, Sri Bidyut Baran Ghosh, Sri Uttam Kumar Ghosh, Smt. Sumita Chakraborty, Smt. Aruna Ghosh alias Soma Ghosh, Smt. Gopa Bhattacharjee and



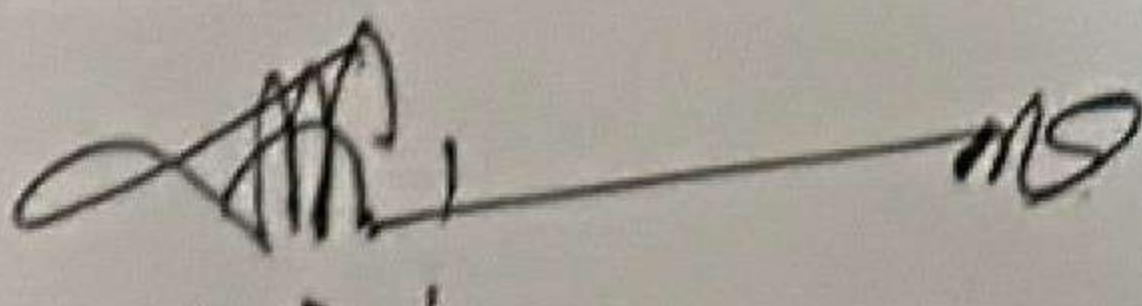
Smt. Gouri Dutta as his successors who have jointly inherited the said property as per Hindu Succession Act 1956 each having undivided 1/7th share of the total property. It is noted that wife of said deceased Anil Baran Ghosh namely Rama Ghosh died previously on 13.01.1969.

4. That the present **Owners** herein have recorded their names in the record of The Kolkata Municipal Corporation and have been paying the necessary taxes in favour of The K.M.C. time to time.
5. That thus the present **Owners** herein became the absolute joint Owners/possessors of All That the said plot of 'Bastu' land measuring an area 3 (Three) Cottahs 4 (Four) Chittaks 0 (Zero) Sq.ft. more or less together with old structures standing thereon, situated in Mouza - Bademasur, J.L. No. 31, comprising in E/P No. 458, S.P. No. 435, C.S. Plot No. 25 (P) and 26 (P) within the limits of The Kolkata Municipal Corporation Ward No. 102, known as The Kolkata Municipal Corporation **Premises No. 171, Baghajatin Block - 'D'** having Assessee No. 31-102-02-0171-3, corresponding to Postal Address D-69 Baghajatin Pally, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas, as described in the below.
6. That the present **Owners** thereafter decided to develop the said land by constructing a multi-storied building with lift facility, comprising of a number of residential flats on the different floors, shops, Car Parking Space/s on the ground floor but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have decided to do the same by appointing a Developer, who is financially and technically sound to construct a multi-storied building with lift facility upon the aforesaid property as per the new sanction building plan to be sanctioned from The Kolkata Municipal Corporation at the cost of the Developer.
7. That accordingly the present **Owners** herein entered into a registered Development Agreement along with Development Power of Attorney dated 14.07.2023, registered at



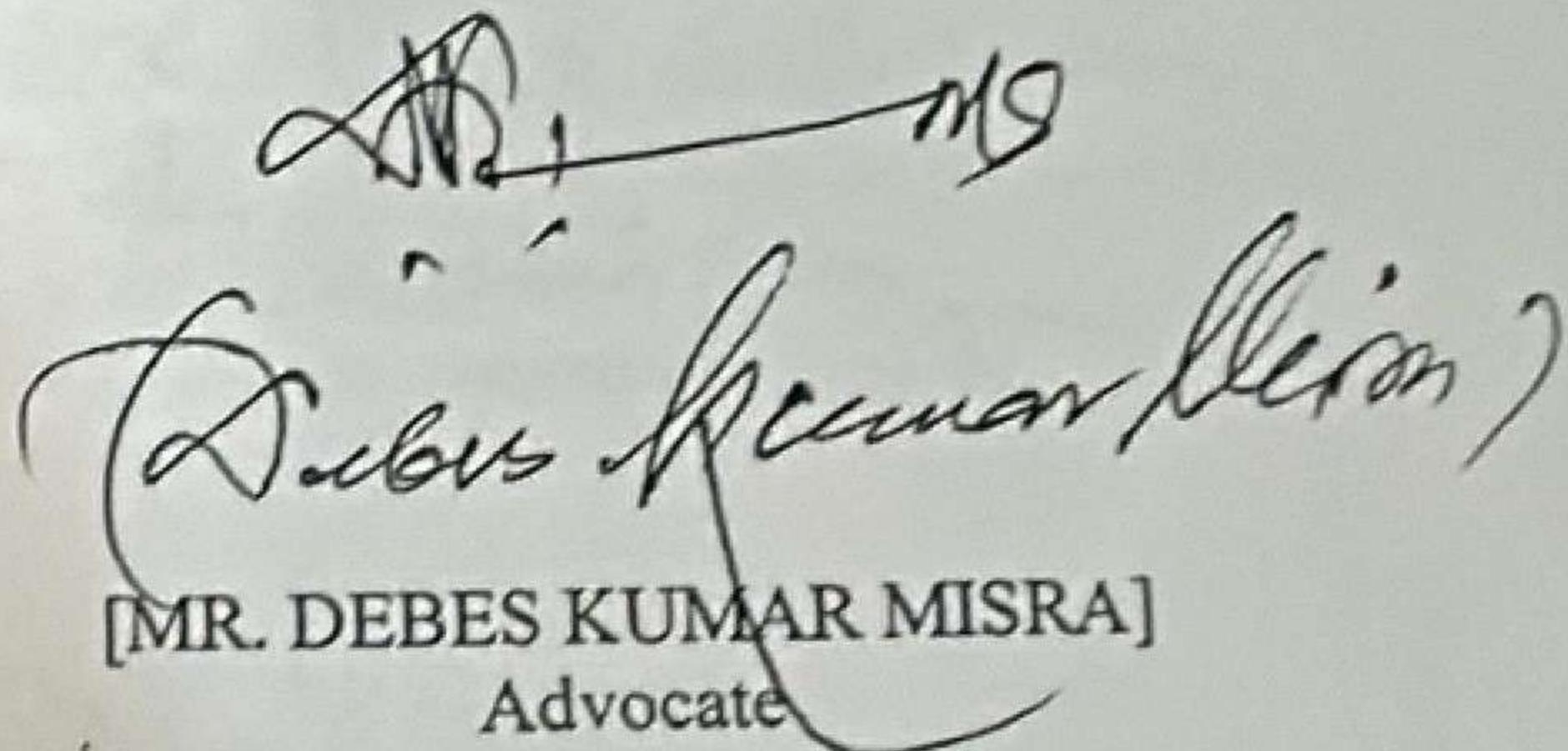
District Sub-Registrar - III, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1603-2023, Pages from 296166 to 296204, being Deed No. 1603010311 for the year 2023, with the **Developer** "M/S. UMA ENTERPRISE", a sole proprietorship concern, M/S. having its office at E/41, Baghajatin, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District - South 24-Parganas. being represented by its sole proprietor namely **Sri Dipankar Majumder**, son of Sri Dulal Aditya Majumder, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at E/41, Baghajatin, Post Office Baghajatin, Police Station - Patuli. Kolkata - 700 086, District - South 24-Parganas and the **Developer** has also taken separate registered General Power of Attorney dated 14.07.2023, registered at District Sub-Registrar - III, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1603-2023, Pages from 296205 to 296226, being Deed No. 1603010315 for the year 2023, against the above mentioned Premises for the promotion work of the property and in the said registered Development Agreement the entire Developer's Allocation and also the entire Owners' Allocation have been properly described.

8. That the said Developer namely Sri Dipankar Majumder, Sole Proprietor of "M/S. UMA ENTERPRISE", has taken sanction of a Ground Plus Three Storied Building Plan vide Building Permit No. 2024120223 dated 09.09.2024 and a new building is being erected thereon as per sanctioned building plan in the said premises and the said new building consists of several shops and Car Parking space.
9. That the aforesaid Flat No. -B-1 on First Floor South-East Side of the Building is of Developer's Allocation and it has been categorically mentioned in the said registered Development Agreement alongwith Development Power of Attorney dated 14.07.2023 and the entire premises is recorded in the record of the Kolkata Municipal Corporation.



During investigations the available records of D.R. Alipore, A.D.S.R. Alipore and R.A. Kolkata from 1989 to 10.04.2025 no adverse entry is found in respect of the said property and in my opinion the above mentioned property is free from all encumbrances, there is no other Co-sharer in the said property except the within mentioned Land owners and the entire premises including the above mentioned Flat has a marketable title.

Two Search Receipt Nos. (i) REGN-CC- 457572 dated 03.04.2025 issued by D.R. office Alipore and S.R. Office- Alipore (ii) REGN-CC-089854 dated 04.04.2025 issued by R.A. Kolkata are enclosed herewith.


[MR. DEBES KUMAR MISRA]
Advocate

MR. DEBES KR. MISRA
M.A., B.Com, LL.B.
Advocate, High Court Cal.
52, Commint Park, Kol-94

No. REGN CC 457572

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 2672

2. Date of application 03/4/25

3. Search for the year (s) 1989 - 2025

4. Name of office to which the record to be searched or inspected relates OKLESK ALIPUR

5. Name of person or property to be searched Mr - 171, Basheyatum

6. Nature of document Block, D, W - No - 102
RS - Gadampur

7. Particulars of record to be inspected (year, number, book, volume and page in
the case of registered document) 2

8. From whom received D K. Misra (R.D.)

9. Fees paid under Article —

F (1) (i) Rs - 60/-

F (2) (ii)

F (2)



No. REGN CC 089854

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 18854
2. Date of application 11/11/25
3. Search for the year (s) 1988-75
4. Name of office to which the record to be searched or inspected relates RAM
5. Name of person or property to be searched T. J.
6. Nature of document M.
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 121 Register of Justice
Block D P. S. Juddhpur
8. From whom received D. K. M.
9. Fees paid under Article —
F (1) (i) 30/-
F (2) (ii)
F (2)

..... Registrar of