

DEBES KUMAR MISRA,

M.A., B.Com., LL.B.
Advocate,

High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :
'MAHESHWAR'
52, Commint Park,
(Near Peerless Hospital)
P.O. & P.S. Panchasayar
Kolkata-700 094
Mobile : 9830236148

Dated : 02.01.2026

SEARCH REPORT

Re : ALL THAT piece and parcel of 'Bastu' land measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less whereon a new presently Ground plus Three storied building with lift facility under name and style "PRESTIGE" is being erected as per sanctioned building Permit No. 2024110170 dated 09.09.2024 duly sanctioned by The Kolkata Municipal Corporation, Borough Office – XII, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. Dag & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, (Postal Premises No. K-2, Bose Para, Kamdahari), P.O. Garia, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrani, Kolkata - 700 084, District : South 24-Parganas.

PRESENT OWNER :

MESSRS HOMEMAKERS", a registered Partnership Firm, having its office at K-40, Bose Para, Kamdahari, Post office - Garia, Police Station - Bansdrani, Kolkata - 700 084, represented by its Partners namely (1) **SRI RAJIB NARAYAN RAY**, son of Late Priyotosh Narayan Ray, residing at K-40, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700 084, District – South 24-Parganas and (2) **SRI PRANAB KUMAR GUHA**, son of Late Ram Dayal Guha, residing at K-17, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700 084, District – South 24-Parganas

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Alipore and also in the office of Addl. Registrar of Assurances, Kolkata from 2012 to 02.01.2026 and I have gone through the Title Deed, Link Deeds, K.M.C. Mutation Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

1. That one Pashupati Dey Sikdar and his brother Late Kanailal Dey were the joint recorded owners of ALL THAT piece and parcel of land situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in Dag Nos. 445, 446, 447, 498, and 499, Khatian No. 323, under Ward No. 111, under Kolkata Municipal Corporation, District - South 24-Parganas



DEBES KUMAR MISRA,

M.A., B.Com., LL.B.

Advocate,

High Court, Kolkata

Office :

Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :

'MAHESHWAR'

52, Commint Park,

(Near Peerless Hospital)

P.O. & P.S. Panchasayar

Kolkata-700 094

Mobile : 9830236148

2

and they acquired the ownership of the property by a registered Deed of Sale, registered at District Sub-Registrar, Alipore and entered into Book No. 1, Deed No. 1780 for the year 1936.

2. That thereafter due to enjoyment and other facilities the said Pasupati Dey Sikder and Kanail Lal Dey, executed a Deed of Partition, dated 28.07.1961, duly registered before the Sub-Registry office at Alipore, South 24-Parganas and the said Deed of Partition recorded in Book No. 1, Volume No. 115, Pages 172 to 178, being No. 6498 for the Year 1961 and got their individual demarcated property.
3. That thereafter on 28.11.1982 said Pasupati Dey Sikder died intestate leaving behind his nine legal heirs namely Tara Rani Dey Sikder wife along with Satya Prosad Dey Sikdar, Shyamal Dey Sikdar, Amal Dey Sikder (Sons), Smt. Konika Dutta, Wife of Arun Dutta, Juthika Prodhan, wife of Dilip Prodhan, Dipika Mitra, wife of Ranjit Mitra, Rama Ghosh, wife of Dipankar Ghosh, and Shika Chowdhury, wife of Ashoke Chowdhury, (all daughters), as his legal heirs, representative and survivors who inherited the said property as per Hindu Succession Act, 1956.
4. That after the death of Pashupati Dey Sikdar the above said legal heirs of Pasupati Dey Sikdar became the absolute joint owners in respect of the aforesaid property left by Pashupati Dey Sikder and enjoy the same peacefully and possessed the same without any disturbance.
5. That thereafter said legal heirs of said Pashupati Dey Sikder for their urgent need of money sold, conveyed and transferred some portion of land measuring about 4 (Four) Cottahs 1 (One) Chittack 43 (Forty-three) Sq.ft. with tile shed room comprising in Dag No. 445, under Khatian No. 323, R.S. No. 200, Touzi No. 141, J.L. No. 49, Mouza - Kamdahari, under Ward No. 111 of Kolkata Municipal Corporation, Kolkata - 700 084, by virtue of a registered Deed of Sale and the said deed was duly registered on 10.05.1991, before the D.S.R. Alipore and recorded in Book No. 1, Volume No. 88, Pages No. 330 to 339, Being No. 7021, for the year 1991, to the adjacent possession holder of a land namely Smt. Mita Rani Ghosh, daughter of Sri Mahadeb Ghosh of Village & P.O. Angul, District Dhan Kanal, Orissa.



DEBES KUMAR MISRA,

M.A., B.Com., LL.B.
Advocate,

High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :
'MAHESHWAR'
52, Commint Park,
(Near Peerless Hospital)
P.O. & P.S. Panchasayar
Kolkata-700 094
Mobile : 9830236148

3

6. That thus said Mita Rani Ghosh purchased the land measuring an area of 4 (Four) Cottahs 1 (One) Chittack 43 (Forty-three) Sq.ft. and she was seized and possessed of an adjacent plot of land measuring an area of 8 (Eight) Chittacks 31 (Thirty-one) Sq.ft. since long i.e. totaling land area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement and during the possession and enjoyment of the total land measuring more or less 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure standing thereon by way of purchase as well as adverse possessory right and thereafter the said Mita Rani Ghosh due to her urgent need of money sold, conveyed, and transferred **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure standing thereon in favour of Smt. Shimuli Mukherjee, wife of Dilip Kumar Mukherjee by virtue of registered Deed of Sale dated 31.12.1992 and the said Deed of Sale duly registered before Addl. District Sub-Registrar, Alipore and recorded in Book No. I. Volume No. 147, at Pages 221 to 230, Being No. 5497 for the year 1992.
7. That said Smt. Shimuli Mukherjee, wife of Dilip Kumar Mukherjee after purchase became the absolute owner of **ALL THAT** piece and parcel of land 'Doba' in nature measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. Dag No. 445, under R.S. Khatian No.323 and thereafter mutated her name in the record of K.M.C. known as **K.M.C. Premises No. 217, Bose Para Road**, within Ward No.111, being Assessee No.31-111-04-0217-3, under formerly Police Station – Regent Park, presently P.S. Bansdrani, Kolkata - 700 084, District : South 24-Parganas.
8. That while seized and possessed of said Smt. Shimuli Mukherjee due to natural love and affection by dint of a registered Deed of Gift donated, transferred and conveyed her demarcated plot of land 'Doba' in nature being **ALL THAT** piece and parcel of land measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure measuring an area of 100



DEBES KUMAR MISRA,

M.A., B.Com., LL.B.

Advocate,

High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :
'MAHESHWAR'
52, Commint Park,
(Near Peerless Hospital)
P.O. & P.S. Panchasayar
Kolkata-700 094
Mobile : 9830236148

4

(One hundred) Sq.ft. standing thereon, lying and situated in **Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. Dag No. 445, under R.S. Khatian No.323, known as K.M.C. Premises No. 217, Bose Para Road,** (Postal Premises No. K-2, Bose Para, Kamdahari) within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas, A.D.S.R. & D.S.R. Office at Alipore together with all other easement rights thereto which is more fully and particularly mentioned and described above in favour of her husband namely Sri Dilip Kumar Mukherjee and the said Deed of Gift was duly registered on 28.03.2012, registered in the Office of District Sub-Registrar - I, Alipore and recorded into Book No. I, CD Volume No. 5, Pages from 2680 to 2696, Being No. 01093 for the year 2012.

9. That thereafter said Sri Dilip Kumar Mukherjee herein has recorded his name in the record of The Kolkata Municipal Corporation as the absolute Owner in respect of the said property known as **K.M.C. Premises No. 217, Bose Para Road,** (Postal Premises No. K-2, Bose Para, Kamdahari), within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas as described above.
10. That thereafter said Sri Dilip Kumar Mukherjee mutated his name in the record of Learned B.L. and L.R.O. in respect of his aforesaid plot of land measuring total **land area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft.** more or less and his name has been published in the L.R. Record of Right comprising in **L.R. Dag Nos. 445, under L.R. Khatian No. 2119** under Block Land and Land Reforms Officer, Kolkata South 24-Parganas.
11. That thereafter said Sri Dilip Kumar Mukherjee converted the land from 'Doba' to 'Bastu' in nature from the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas vide Conversion Case No. 589/2022, Memo No. 51A (C) / 589 / 11863 / P / 22 dated 07.12.2022 against his ownership plot of land.
12. That said Sri Dilip Kumar Mukherjee became the absolute Owner of the said Plot of '**Bastu**' land measuring an area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less** as per present physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in **Mouza – Kamdahari, J.L.**



DEBES KUMAR MISRA,

M.A., B.Com., LL.B.

Advocate,

High Court, Kolkata

Office :

Bar Association, Room No.2

High Court, Calcutta

Residence-cum-Chambers :

'MAHESHWAR'

52, Commint Park,

(Near Peerless Hospital)

P.O. & P.S. Panchasayar

Kolkata-700 094

Mobile : 9830236148

5

No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, (Postal Premises No. K-2, Bose Para, Kamdahari), within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrone, Kolkata - 700 084, A.D.S.R. & D.S.R. Office at Alipore, District : South 24-Parganas.

13. That by virtue of registered Deed of Conveyance dated 23.06.2023 registered at the Office of District Sub-Registrar-IV, Alipore, 24-Parganas and entered in Book No.I, Volume No.-1604-2023 at Pages 245210 to 245234, Being No. 7801, for the year 2023, said Sri Dilip Kumar Mukherjee sold, conveyed, transferred, assigned and granted entire plot of land measuring an area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less** as per present physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, (Postal Premises No. K-2, Bose Para, Kamdahari), within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrone, Kolkata - 700 084, A.D.S.R. & D.S.R. Office at Alipore, District : South 24-Parganas, in favour of the present Owner herein.
14. That after purchase the present Owner herein namely “Messrs Homemakers” mutated its name in the record of The Kolkata Municipal Corporation known and numbered as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrone, Kolkata - 700 084, District : South 24-Parganas.
15. That thus the present Owner herein becomes the absolute owner of the said plot of land measuring net land area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less** as per present physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, (Postal Premises No. K-2, Bose Para, Kamdahari), P.O. Garia, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrone, Kolkata - 700 084,



DEBES KUMAR MISRA,

M.A., B.Com., LL.B.

Advocate,

High Court, Kolkata

Office :

Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :

'MAHESHWAR'

52, Commint Park,

(Near Peerless Hospital)

P.O. & P.S. Panchasayar

Kolkata-700 094

Mobile : 9830236148


6

A.D.S.R. & D.S.R. Office at Alipore, District : South 24-Parganas and the entire property as described above and the present **Owner** is in possession and has been enjoying its absolute ownership and possession of the said land as free from all encumbrances.

16. That the **Owner** being very much desirous to construct a Ground plus Three Storied building on its said land, the **Owner** has applied before the K.M.C. to sanction the building plan and a Ground plus Three storied building plan with Lift facility which has now been approved by K.M.C. vide sanctioned building Permit No. 2024110170 dated 09.09.2024 and now the **Owner** as the Developer is developing the entire premises and erecting the building thereon as per aforesaid sanctioned building plan.

During investigation the available records of D.R. Alipore & A.D.S.R. Alipore and also R.A. Kolkata from 2012 to 02.01.2026, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Four Search Receipt Nos.(i) REGN-BB-336854 dated 29.12.2025 issued by R.A. Kolkata (ii) 1604014336 dated 29.12.2025 issued by D.S.R. - IV, Alipore, (iii) 1601011717 dated 23.12.2025 issued by D.S.R. - I, Alipore and (iv) 1605004426 dated 24.12.2025 issued by .A.D.S.R. Alipore are enclosed herewith.


(*Deb Kumar Misra*)
[MR. DEBES KUMAR MISRA]

Advocate

MR. DEBES KR. MISRA

M.A. B.Com. LL.B

Advocate, High Court Cal

'MAHESHWAR

52, Commint Park, Kol 94

No. REGN BB 336854

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 53654

Date of application 29/12/15

Search for the year (s) 2012-15

Name of office to which the record to be searched or inspected relates R

Name of person or property to be searched S

Nature of document C

Particulars of record to be inspected (year, number, book, volume and page in a case of registered document) 217 Bose para 1st

..... P. S. Banerjee

From whom received D. K. Misra

Fees paid under Article —

(i) 280/-

(ii) 

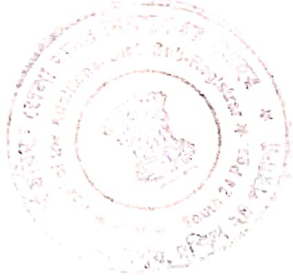
..... Registrar of

Government of West Bengal
Office of the ALIPORE (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-12-2025

Serial No of Application	1605004426/2025	Search No	1605004426/2025
Search for the Years	From 2012 To 2025	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bansdroni, , Premises: 217, , Ward: 111, Holding: 217		
From whom Received	D K MISRA ADV	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 260 /-	

Search Result: No Record Found



(Ms MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 29-12-2025

Serial No of Application 1604014336/2025 Search No 1604014336/2025
Search for the Years From 2023 To 2025 Record Available From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Bansdroni, , Premises: 217, , Holding: 217
From whom Received D K Mishra All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 40 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Bansdroni, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 217, Ward: 111	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian:	Area of Land: 7.69771 decimal (4 Katha,10 Chatak,29 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-160407801/2023, Query No: 16042001587783/2023, Serial No: 1604007999/2023, Page: 245210 - 245234, Date of Registration: 23/06/2023, Date of Completion: 03/07/2023,		
2	District: South 24-Parganas, PS; Bansdroni, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 217, Ward: 111	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian:	Area of Land: 7.17844 decimal (4 Katha,5 Chatak,27.41 Sqft)
Deed Details :		Deed No: I-160404583/2024, Query No: 16042001054507/2024, Serial No: 1604004673/2024, Page: 133811 - 133823, Date of Registration: 26/04/2024, Date of Completion: 26/04/2024,		

(Mrs Baishali Dasgupta)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - I)

Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-12-2025

Serial No of Application	1601011717/2025	Search No	1601011717/2025
Search for the Years	From 2012 To 2025	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Regent Park, Premises: 217, Road: BOSE PARA ROAD, Holding: 217		
From whom Received	D K Misra	All Transaction	
Fees Paid under Articles	F1(i) 20/-	F1(ii) 260/-	

Search Result:

No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Regent Park, KOLKATA MUNICIPAL CORPORATION, Premises: 217, Road: BOSE PARA ROAD, , Ward: 111	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: Khatian:	Area of Land: 4 Katha, 10 Chatak, 29 Sq. Ft., (4 Katha, 10 Chatak, 29 Sqft) Area of Structure: 100 Sq Ft

Deed Details :

Deed No: I-160101093/2012, Query No: 1601002302 /2012, Serial No: 160101394/2012, Page: 2680 - 2696, Date of Registration: 28/03/2012, Date of Completion: 28/03/2012, Date of Delivery: 03/04/2012

(Mr Md Tabis Ansari)

D.S.R. - I SOUTH 24-PARGANAS

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

