

SAMAR DAS

ADVOCATE,
HIGH COURT, CALCUTTA,

CHAMBER :

S- 2, GROUND FLOOR.

KIRON APARTMENT, BALIA MORE,
P.O. — GARIA, KOLKATA —
700084.

Ref :

Date :

SEARCH REPORT

Ref : ALL THAT piece and parcel of Shali Land estimated by an area measuring **8¼ decimals** lying situated at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur – Sonarpur Municipality comprised in **L.R. Dag No. 184** appertaining to L.R. Khatian No. 5355 corresponding to **R.S. Dag No. 169 under to R.S. Khatian No. 430 of Mouza – Panchpota**, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas – Medanmallo, Police Station – Sonarpur now Narendrapur, District – South 24 Parganas, Kolkata – 700152.

Present Owner : SURAKHA CONSTRUCTION (PAN : ACGFS2283P), a Partnership firm having its office at Surakha Apartment, 492, Madhya Balia, Balia Main Road, Post Office – Garia, Police Station – Soanrpur presently Narendrapur, Kolkata – 700084, represented by its partners namely (1) **SRI SURATH SARDAR (PAN : AQQPS5976F)**, son Sri Mahim Sardar, (2) **SRI SAMIR SARDAR (PAN : DOBPS7793A)**, son of Sri Surath Sardar, both by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at “Rekha Neer”, 37, Nafar Chandra Naskar Road, Post Office – Garia, Police Station – Sonarpur presently Narendrapur, District – South 24 Parganas, Kolkata – 700084.

This is to certify that I have caused necessary searches at the office of the Registrar of Assurance, Kolkata, D.R. & S.R., Alipore, South 24 Parganas, and A.D.S.R., Garia, Sonarpur, South 24 Parganas for the period of 2011 to 2025 (upto date) and all other relevant documents in respect of the aforesaid property supplied to me.

My report is as follows :

During searches in the aforesaid Registration Offices concerned, so far papers and records available therein and other relevant documents supplied to me I am of opinion that -

WHEREAS by and under a Deed of Sale written in Bengali executed and registered on 29/07/1960 at the office of the Sub – Registrar, Baruipur recorded in Book No. I, Volume No. 82, Pages from 239 to 241, being No. 7440 for the year 1960 one Smt. Prativa Chakraborty purchased all that 72½ decimals land, be the same a little more or less, lying, situated at and comprised in R.S. Dag No. 169 appertaining to R.S. Khatian No. 430 of Mouza – Panchpota, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas – Medanmallo, Police Station – Sonarpur, District – South 24 Parganas from the then owner, Mr. Bonod Bihari Naskar and got mutated the said property in her name and 54 decimals land out of the said 72 decimals land recorded in L.R.R.O.R. as Shali Land containing L.R. Dag No. 184 appertaining to L.R. Khatian No. 238 of Mouza – Panchpota, J.L. No. 42, P.S. – Sonarpur, Dist. – South 24 Parganas.

AND WHEREAS thereafter, Smt. Prativa Chakraborty sold a piece and parcel of land measuring more or less 8¼ decimals Land out of the aforesaid 72½ decimals Land in favour of Mr. Narayan Chandra Chakraborty by virtue of a Deed of Sale registered at the



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office of the Sub- Registrar, Sonarpur, recorded in its Book No. I, Volume No. 70, copied at pages 55 to 59, Being No. 3471 for the year 1982 and since then, Mr. Narayan Chandra Chakraborty had been in possession and enjoyment of the said property without any hindrance and encumbrance constructing residential house thereon.

AND WHEREAS during possession and enjoyment of the said property Mr. Narayan Chandra Chakraborty died intestate on 11.01.1998 leaving behind his wife Mrs. Meera Chakraborty and one son Mr. Debasish Chakraborty and two daughters Mrs. Pampa Das (wife of Mr. Kishore Das), Mrs. Baby Mukherjee (wife of Umesh Mukherjee) and since then, the heirs of Narayan Chandra Chakraborty, by way of inheritance, became the absolute owners and jointly had been in possession and enjoyment of the said property without any hindrance and encumbrance.

AND WHEREAS subsequently the said Mrs. Meera Chakraborty, wife of Late Narayan Chandra Chakraborty, died intestate on 23.02.2011 leaving behind her aforesaid one son Mr. Debasish Chakraborty and two daughters Mrs. Pampa Das and Mrs. Baby Mukherjee as her legal heirs and successors and since then they jointly inherited $8\frac{1}{4}$ decimals land left behind by their parents and thus each getting $1\frac{1}{3}$ rd share of the said land be the same a little more or less measuring 1 Cottah 10 Chittaks 26 Sq.ft.

AND WHEREAS during possession and enjoyment of the said property Mrs. Baby Mukherjee sold and transferred her undivided $1\frac{1}{3}$ rd share in favour of **P.B. Construction** by a registered Sale Deed on 22.02.2013 at Additional Registrar of Assurances -I, Kolkata, and recorded in its Book No. I, CD Volume No. 3, Pages from 11116 to 11133, being No. 01604 for the year 2013 and P.B. Construction became the owner of undivided $1\frac{1}{3}$ rd share of the said premises.

On the other hand, said Mr. Debasish Chakraborty and Pampa Das being the owners of remaining undivided $2\frac{1}{3}$ rd share entered into a Development Agreement with the said **P.B. Construction** for construction of multi-storied building thereon and the said Development Agreement was duly registered at Additional Registrar of Assurances -I, Kolkata, and recorded in its Book No. I, CD Volume No. 4, Pages from 11575 to 11597, being No. 02119 for the year 2013 and also they jointly granted Power of Attorney in favour of Mr. Partha Goswami and Mr. Barun Mondal, the partners of P.B. Construction for smooth execution of the terms of the development agreement by virtue of a Development Power of Attorney which was duly registered at Additional Registrar of Assurances -III, Kolkata, and recorded in its Book No. IV, CD Volume No. 3, Pages from 2305 to 2319, being No. 1566 for the year 2013.

AND WHEREAS the said P.B. Construction and Debashis Chakraborty and Pampa Das amalgamated the said property by executing a Deed of Exchange cum Amalgamation on 19th day of April, 2013 which was duly registered at the office of Additional Registrar of Assurances -I, Kolkata, and recorded in its Book No. I, CD Volume No. 8, Pages from 1354 to 1371, being No. 3823 for the year 2013 and jointly got mutated the said property in the record of the Rajpur - Sonarpur Municipality having respective share therein and the said property incorporated in municipal record as **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality.

They also got mutated the said property in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property incorporated in L.R.R.O.R. as L.R. Dag No. 184 appertaining to L.R. Khatian Nos. 4066, 4232, 4233, 4239, 4240 of Mouza - Panchpota, J.L. No. 42, P.S. - Sonarpur, Dist. - South 24 Parganas.



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AND WHEREAS during possession and enjoyment of the said property with other co-sharers Mr. Debasish Chakraborty by and under a Deed of Sale, registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2021, copied pages from 201443 to 201466, Being No. 162905423 for the year 2021 sold his 1/3rd share out of 8¼ decimals land, its measuring little more or less 1 Cottah 10 Chittaks 26 Sq.Ft. and residential house thereon in favour of Mr. Barun Mondal and Mrs. Pampa Das remains the owner of remaining undivided 1/3rd share therein.

AND WHEREAS in the manner aforesaid P.B. Construction, Barun Mondal and Pampa Das jointly became the absolute owner of 8¼ decimals land at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality comprised in L.R. Dag No. 184 appertaining to L.R. Khatian Nos. 4066, 4232, 4233, 4239, 4240 and 238 corresponding to R.S. Dag No. 169 appertaining to R.S. Khatian No. 430 of Mouza - Panchpota, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas - Medanmallo, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700152 and the same sold, transferred and conveyed by & under a Deed of Sale which was duly registered on 27.05.2022 at the office of A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2022, Copied Pages from 105072 to 105110, Being No. 162903150 for the year 2022 unto and in favour of **SURAKHA CONSTRUCTION, the Present owner as well as Developer herein** and got mutated the aforesaid property in the record of B.L.&L.R.O., Sonarpur, South 24 Parganas and the aforesaid property incorporates in B.L.R.O.R. as L.R. Dag No. 184 appertaining to L.R. Khatian No. 5355 of Mouza - Panchpota, J.L. No. 42, P.S. - Sonarpur, Dist. - South 24 Parganas and also got mutated the aforesaid property in the record of Rajpur-Sonarpur Municipality & paying municipal rates & taxes under **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality.

AND WHEREAS the developer herein has been in construction work of apartment ownership building upon the aforesaid Premises/ Holding being named as **"PRATIVA GRANDS - 2"** upon the aforesaid premises as per **approved building plan vide No. SWS-OBPAS/2207/2023/1565 dated 27/07/2023** from the authority of the Rajpur-Sonarpur Municipality and as such the developer is entitled to sell their respective allocation in the said building as per supplementary agreement.

There is no such deed is found in the searching period in which the present owner herein sold, transferred or alienated the said property or any part or portion thereof.

I hereby certify that above mentioned property of SURAKHA CONSTRUCTION is free from all sorts of encumbrances, charges, liabilities, liens and lispendens attachment of any kind whatsoever and the said property have an absolute clear, free and marketable title.



Samar Das
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Advocate
High Court, Calcutta
Enrollment No. : WB91/05