

# **ALOK SAFUI**

## **Advocate**

16/2, Rajani Kanti Das Road, P.O. Haltu, Kolkata -700078  
Mobile & Whatsapp No. 9830828274

**Date:** 27/12/2025

### **SEARCH REPORT**

Ref: ALL THAT piece and parcel of homestead land measuring 5 Cottah 5 Chittak 25 sq.ft. be the same a little more or less together with G+IV storied building standing thereon, known as **MONI HERITAGE' Phase-II'**, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised in C.S. Dag No.102 corresponding to R.S. & L.R. Dag No.191, appertaining to C.S. Khatian No.5 & 6 corresponding to R.S. Khatian No.131, having its L.R. Khatian No.2728 (old L.R. Khatian No.1630, 3107 & 3108), being KMC KMC Premises No.2122, Nayabad, Assessee No.31-109-08-2122-6, Kolkata-700094, under P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas now South 24-Parganas.

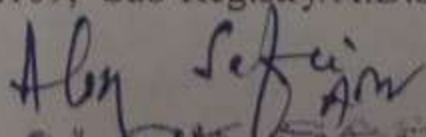
Present Owners: M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD., a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.S. Kasba, Kolkata -700 042, represented by its one of the Director namely, SRI PRABIR PAUL, (PAN AFQPP2907Q) (Aadhar 9058 9891 0937), son of Sri Santi Ranjan Paul, by faith - Hindu, by occupation - Business, residing at URBANA, FLAT-2404, TOWER-6, 783, Anadapur, P. S. - Anandapur, Kolkata-700107.

I have caused Computer searches, in the office of D.R. Alipore and A.D.S.R. Sealdah, for the period from 2013 to 2025, in respect of the above mentioned property.

During the period of searching, I have found no entry as per available records of the above registration offices concerned.

On inspection of the documents submitted to me, I found the following entries:-

WHEREAS one Sri Nabakishore Mondal, since deceased Sri Pravash Chandra Mondal, Jugal Charan Mondal of Bowali were the lawful Owner and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of certain area of land, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised in C.S. Dag No.102 corresponding to R.S. Dag No.191 & 194, appertaining to C.S. Khatian No.5 & 6 corresponding to R.S. Khatian Nos.112,113,115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 under P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at

  
**ALOK SAFUI**  
Advocate  
Alipore Police Court  
Kolkata-700027  
Enrolment No.F-460/69

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16/2, Rajani Kanti Das Road, P.O. Haltu, Kolkata -700078

Mobile & Whatsapp No. 9830828274

**Date:**

Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written.

**AND WHEREAS** one Nagendra Nath Dey Sarkar and others, the predecessor of Jnanendra Nath Dey Sarkar of Baishnabghata, by four Mourashi Mekarari Pattahs took permanent Settlement from the property acquired by some of the co-sharers of the said Mondal family out of the said property and had been enjoying the said property, as recorded Owner thereof and accordingly the said property was recorded in their names in Khatian No.5 of said Mouza-Nayabad.

**AND WHEREAS** the said Jnanendra Nath Dey Sarkar and others establishing a firm in the name of Suburban Agriculture Dairy & fisheries Co. Ltd. and transferred the said property to the said firm.

**AND WHEREAS** thereafter the said Suburban Agriculture Dairy & fisheries Co. Ltd. with the object of exclusive and separate enjoyment of the said land acquired by them, instituted a Title Suit as Plaintiff, being T.S. No.16 of 1941 before the Ld. 3<sup>rd</sup> Sub-Judge at Alipore, against the co-sharers concerned.

**AND WHEREAS** after hearing of the said Suit, in the said Court, the Plaintiff firm was declared to be the rightful Owner in respect of their shares and Sri Sachindra Nath Koley, Executor of the Swarnamoyee Dasi Estate, the Defendant No.16 was declared to be the rightful owner in respect of his share and the Defendant Nos.12, 13 & 14 namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal, since deceased and Amarendra Nath Mondal, declared to be the joint Owner in respect of their shares, among the defendant No.12,13, & 14, the said Pravash Chandra Mondal became the owner in respect of his share and the co-sharers were declared to be the Owner of the rest share. In the manner aforesaid Defendant No.12 Sri Pravash Chandra Mondal, since deceased, became the absolute sixteen annas owner of the said property in the preliminary Decree.

**AND WHEREAS** during the pendency of the said Suit, the said Pravash Chandra Mondal died intestate on 17.04.1968 leaving behind his wife Smt. Sudhangsu Bala Mondal, two sons Sri Sasanka Sekhar Mondal and Sri Biswa Sekhar Mondal and four daughters namely Smt. Ashima Rani Roy, Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dolui) and Miss Pratima Rani Mondal as his only legal heirs, who were substituted in the said Suit in place of deceased, Pravash Chandra Mondal, the Defendant No.12.

**AND WHEREAS** thereafter by a registered short-term lease, dated 15.02.1969, registered in the office of District Registrar at Alipore and recorded in Book No.1, Volume No.11, page from 218 to 258, Being No.271 for the year 1969, the said Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dolui) and Miss Pratima Rani Mondal

*Alok Safui*

ALOK SAFUI  
Advocate

Alipore Police Court  
Kolkata-700027



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granted a lease in Rayati right in favour of their two brothers Sri Sasanka Sekhar Mondal and Sri Biswa Sekhar Mondal at an yearly rent of Rs.1.75 paise and by a registered Indenture, dated 25.01.1969, being Deed No.275 for the year 1969, the aforesaid Lessors said right, title and interest in the said lease-hold land unto and in favour of Smt. Sudhangsu Bala Mondal and Smt. Nilima Mondal, wife of Sri Sasanka Sekhar Mondal and the right, title and interest of the said Lessors in the said property became ceased and destroyed forever.

AND WHEREAS thereafter by a registered Deed of Gift, dated 02.10.1969, registered in the office of Jt. Sub-Registrar of Alipore at Behala and recorded in Book No.1, Volume No.65, page from 233 to 276, Deed No.4198 for the year 1969, the said Smt. Sudhangsu Bala Mondal, transferred, conveyed bestowed, assured and assigned her right, title and interest acquired by her by way of inheritance from her husband unto and in favour of Sri Sasanka Sekhar Mondal and Sri Biswa Sekhar Mondal and said Smt. Sudhangsu Bala Mondal became ceased and dispossessed therefrom.

AND WHEREAS in the manner aforesaid the said Sri Biswa Sekhar Mondal and Sri Sasanka Sekhar Mondal jointly became the Owner of 6/7<sup>th</sup> share out of the share left by the said deceased Pravash Ch. Mondal and said Smt. Ashima Rani Roy became the owner of the rest share of the said property.

AND WHEREAS the said Sri Biswa Sekhar Mondal and Sri Sasanka Sekhar Mondal as the Principal Party of the said Suit No.16 of 1941 applied before the Ld. Court for sale of 1 Ganda 2 Kara, being 27/320<sup>th</sup> share of each of them and the Ld. Court granted the said prayer.

AND WHEREAS thereafter Amarendra Nath Mondal and another co-sharer of the Land of C.S. Dag No.102, R.S. Dag No.191 & 194 at said Mouza-Nayabad, along with other lands with the object of exclusive possession and separate enjoyment of the said land, filed an application praying inter alia for partition of his share in the said Suit property in Partiton Suit No.16/1941, pending before the said Ld. 3<sup>rd</sup> Sub-Judge at Alipore. After hearing of the said application a pleader Commission was appointed by the Ld. Court with a view to effect partition and/or division of the said property among the co-sharers thereof. Accordingly Sri Bibhuti Bhusan Majumder, the Pleader Commissioner after proper survey basis divided the said land among the co-sharers and on 23.04.1971 submitted his report along with plan annexed thereto before the Ld. Court and on the basis of the report submitted by the Pleader Commissioner, the said Suit was finally Decreed on 14.07.1971 by the said Ld. Court of 3<sup>rd</sup> Sub-Judge at Alipore.

AND WHEREAS as per Decree passed by the said Ld. Court, based on the report submitted by the Pleader Commissioner, the said Biswa Sekhar Mondal was absolute allotted a separate demarcated area of Sali land of the said Mouza-Nayabad, comprised in

*Alok Safui*

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Advocate

Alipore Police Court

Kolkata-700027

Enrolment No.F-460/88

9830828274

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Mobile & Whatsapp No. 9830828274

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C.S. Khatian No.5 & 6, appertaining to C.S. Dag No.102, comprising R.S. Khatian No.112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 appertaining to R.S. Dag No.191 & 194 and since then the said Biswa Sekahr Mondal was enjoying the said property peaceably and in severalty from others.

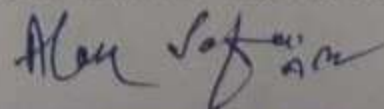
AND WHEREAS as per report submitted by the Pleader Commissioner and final decree passed by an Order dated 04.06.1971, being Order No.546, by the Ld. Court based on the said report, it was specifically noted that the land marked as "CHHA" & "JA" as delineated in the site kplan annexed with the said report was absolute allotted to the said Sri Biswa Sekhar Mondal.

AND WHEREAS by a deed of Sale, dated 14.10.1988, registered in the office of Addl. Dist. Sub-Registrar at Sealdah and recorded in Book No.I, Deed No.1295 for the year 1988, the said Sri Biswa Sekhar Mondal sold, transferred and conveyed the said land, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised in C.S. Dag No.102 corresponding to R.S. Dag No.191 & 194, appertaining to C.S. Khatian No.5 & 6 corresponding to R.S. Khatian Nos.112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 under P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written unto and in favour of one Sri Ashoke Ghosal, son of Late Jiban Chandra Ghosal of 2, Poddar Nagar, Jadavpur, Kolkata-700032.

AND WHEREAS for the purpose of selling, the said Sri Ashoke Ghosal divided the said land into several small plots and provided common passage for free access to those plots.

AND WHEREAS being in need of money, the said Sri Ashoke Ghosal sold, transferred and conveyed a plot of the said land net measuring 2 Cottah 10 Chittak 35 sq.ft. be the same a little more or less, being Scheme Plot No.17, more fully described in the First Schedule hereunder written, by a deed of Sale, dated 23.12.1994, registered in the office of Dist. Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.3, page from 35 to 51, Deed No.10 for the year 1994 unto and in favour of Sri Supriya Mukherjee, son of Late Sudip Kumar Mukherjee alias Mukhopadhyay of Flat No.201, Shyama Apartment, H-1, 2/1, Thakur Das Bagui Road, Baguihati, Aswini Nagar, Kolkata-700159, then Flat No.1601, Tower-5, Fresco, Nirvana Country, Sector-50, Islampur (97), Gurgaon, Haryana-122018.

AND WHEREAS the said Sri Supriya Mukherjee mutated his name in the office of the Kolkata Municipal Corporation in respect of the said KMC Premises No.2122, Nayabad, vide Assessee No.31-109-08-2122-6, Kolkata-700094, upon payment of rates and taxes thereto and recorded his name in the office of the B.L. & L.R.O and the said land is



**ALOK SAFUI**  
Advocate  
Alipore Police Court  
Kolkata-700027  
Enrolment No.F-480/89



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Mobile & Whatsapp No. 9830828274

**Date:**

recorded as L.R. Dag No.191 under L.R. Khatian No.1630 in his name in the L.R. Settlement record of right as the absolute owner thereof.

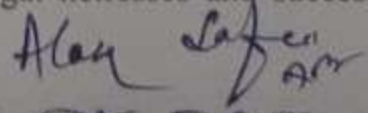
**AND WHEREAS** the said Sri Supriya Mukherjee appointed his mother Smt. Krishna Mukhopadhyay, as his constituted Attorney for looking after the said land with right to sell and transfer, by a General Power of Attorney, dated 26.06.2023, registered at D.S.R.-IV, Alipore, vide Book No.I, Volume No.1604-2023, page from 248990 to 249007, Being No.07907 for the year 2023.

**AND WHEREAS** by a Deed of Sale, dated 13.09.2023 registered at Dist. Sub-Registrar-IV at Alipore and recorded in Book No.I, Volume No.1604-2023, page from 358925 to 358953, Deed No.160411333, for the year 2023, the said Sri Supriya Mukherjee represented by his constituted Attorney said Smt. Krishna Mukhopadhyay sold, transferred and conveyed the said plot of land net measuring 2 Cottah 10 Chittak 35 sq.ft. be the same a little more or less being Scheme Plot No.17 together with 100 sq.ft. tile shed structure standing thereon, of KMC Premises No.2122, Nayabad, vide Assessee No.31-109-08-2122-6, Kolkata-700094, situated at Mouza- Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised in C.S. Dag No.102 corresponding to R.S. & L.R. Dag No.191, appertaining to C.S. Khatian No.5 & 6 corresponding to R.S. Khatian No.131, having its L.R. Khatian No.1630, under P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the Vendor herein.

**AND WHEREAS** being in need of money, the said Sri Ashoke Ghosal sold, transferred and conveyed a plot of the said land measuring 2 Cottah 10 Chittak 35 sq.ft. be the same a little more or less, being Scheme Plot No.18, more fully described in the First Schedule hereunder written, by a deed of Sale, dated 23.12.1994, registered in the office of Dist. Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.3, page from 17 to 34, Deed No.9 for the year 1994 unto and in favour of Sri Jayanta Chowdhury, since deceased.

**AND WHEREAS** the said Sri Jayanta Chowdhury mutated his name in the office of the Kolkata Municipal Corporation in respect of the said KMC Premises No.2124, Nayabad, vide Assessee No.31-109-08-2124-0, Kolkata-700094, upon payment of rates and taxes thereto.

**AND WHEREAS** while the said Sri Jayanta Chowdhury enjoyed the said land, died intestate on 28.01.2013 leaving behind his one son Sri Agnik Chowdhury, who died intestate on 18.05.2013, as bachelor, leaving behind his wife Smt. Sukla Chowdhury and one daughter Smt. Neha Chowdhury, as his only legal heiresses and successors, who

  
**ALOK SAFUI**  
Advocate  
Alipore Police Court  
Kolkata-700027  
Enrollment No. F 480/00



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jointly inherited the said land, left by the said deceased, as per Hindu Succession Act. 1956.

**AND WHEREAS** the said Smt.Sukla Chowdhury and Smt. Neha Chowdhury became the Owners of aforesaid plot of land altogether measuring 2 Cottah 10 Chittak 35 sq.ft. be the same a little more or less, and recorded their names in the office of the B.L. & O.R.O. the said land was recorded as L.R. Khatian No.3107 & 3108 in their names in the L.R. Settlement record of right as the absolute Owner thereof.

**AND WHEREAS** by a Deed of Sale, dated 13.09.2023 registered at Dist. Sub-Registrar-IV at Alipore and recorded in Book No.I, Volume No.1604-2023, page from 358954 to 358984, Deed No.160411332, for the year 2023, the said Smt.Sukla Chowdhury and Smt. Neha Chowdhury sold, transferred and conveyed the said plot of land measuring 2 Cottah 10 Chittak 35 sq.ft. be the same a little more or less, being Scheme Plot No.18 together with 100 sq.ft. tile shed structure standing thereon of KMC Premises No.2124, Nayabad, vide Assessee No.31-109-08-2124-0, Kolkata-700094, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised in C.S. Dag No.102 corresponding to R.S. & L.R. Dag No.191, appertaining to C.S. Khatian No.5 & 6 corresponding to R.S. Khatian No.131, having its L.R. Khatian No.3107 & 3108, under P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the Owner herein.

**AND WHEREAS** after such purchase, the Vendor herein became the owner of aforesaid two adjoining plot of land altogether measuring 5 Cottah 5 Chittak 25 sq.ft. be the same a little more or less and mutated its name in the office of the Kolkata Municipal Corporation in respect of the said two KMC Premises into a single KMC Premises No.2122, Nayabad, Assessee No.31-109-08-2122-6, Kolkata-700094, upon payment of rates and taxes thereto and also recorded its name in the office of the B.L. & L.R.O and the said land is recorded as L.R. Dag No.191 under L.R. Khatian No.2728, in its name in the recent published L.R. Settlement records of rights as the absolute owner thereof and got the conversion of the nature of land from beel to Bastu, from the D.L. & L.R.O, South 24-Parganas, vide Memo No.51A©/28/1884/P/24, dated 29.04.2024.

**AND WHEREAS** thus the Vendor herein became the owner of the total land measuring 5 Cottah 5 Chittak 25 sq.ft. be the same a little more or less, together with structure standing thereon, having unfettered right, title and interest thereto and free from all encumbrances.

Hence, I am of opinion that the above named present owners have got good clear and marketable title and the same is free from encumbrances.

Encl. One Computer receipt.

*Alok Safui*

**ALOK SAFUI**  
Advocate  
Alipore Police Court  
Kolkata-700027  
Enrolment No.F-480/89

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: 26-12-2025

Serial No of Application	1604014284/2025	Search No	1604014284/2025
Search for the Years	From 2013 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 2122; Road: Nayabad, Holding: 2122		
From whom Received	A Saful	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 240 /-	

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2122, Road: Nayabad, , Ward: 109	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: Khatian:	Area of Land: 4.41146 decimal (2 Katha,10 Chatak,35 Sqft)
Deed Details :		Deed No: I-160407907/2023, Query No: 16042001631514/2023, Serial No: 1604008096/2023, Page: 248990 - 249007, Date of Registration: 26/06/2023, Date of Completion: 04/07/2023,		
2	District: South 24-Parganas, PS: Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2122, Road: Nayabad, , Ward: 109	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian:	Area of Land: 4.41146 decimal (2 Katha,10 Chatak,35 Sqft)
Deed Details :		Deed No: I-160411333/2023, Query No: 16042002195843/2023, Serial No: 1604011612/2023, Page: 358925 - 358953, Date of Registration: 13/09/2023, Date of Completion: 21/09/2023,		
3	District: South 24-Parganas, PS: Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2122, Road: Nayabad, , Ward: 109	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian:	Area of Land: 8.82292 decimal (5 Katha,5 Chatak,25 Sqft)
Deed Details :		Deed No: I-160410457/2024, Query No: 16042002518788/2024, Serial No: 1604010709/2024, Page: 304605 - 304617, Date of Registration: 25/09/2024, Date of Completion: 25/09/2024,		



( Mrs Baishali Dasgupta )  
D.S.R. - IV SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS