

DEBES KUMAR MISRA,

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Advocate,

High Court, Kolkata

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P.O. & P.S. Panchasayar
Kolkata-700 094
Mobile : 9830236148

Dated : 15.08.2025

SEARCH REPORT

Re : ALL THAT piece and parcel of 'Bastu' land measuring an area of 3 (Three) Cottahs 5 (Five) Chittacks 40 (Forty) Sq.ft. more or less, situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, within A.D.S.R. Office Sealdah, known as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under Ward No. 109, presently Police Station Survey Park (formerly Police Station - Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office - Santoshpur, Kolkata - 700 075, District - South 24-Parganas.

PRESENT OWNERS :

(1) **SRI RAJKUMAR CHAKRABORTY**, son of Late Rajat Kumar Chakraborty, residing at A/28, Nandan Kanan, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (2) **SMT. BITASTA CHATTERJEE**, wife of Dr. Abhijit Chatterjee, daughter of Late Rajat Kumar Chakraborty, residing at A/62, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, 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. Sealdah and also in the office of Addl. Registrar of Assurances, Kolkata from 2000 to 15.08.2025 and I have gone through the Title Deed, Link Deeds, K.M.C. & B.L. & L.R.O. Mutation Certificate, Conversion Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

WHEREAS one M/s. Modern House and Land Development Company Private Limited of 9, Gariahat Road, P.S. Ballygunge, Kolkata - 700 019, was the absolute Owner of a big plot of land measuring an area of 7.21 Sataks equivalent to 21 Bighas 12 Cottahs 11 Chittacks lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, under the then P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba,



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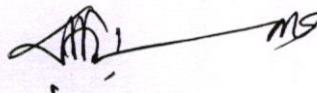
2

thereafter P.S. Purba Jadavpur and at present P.S. Survey Park, in the District of 24-Parganas, now South 24-Parganas by way of a registered Deed of Sale dated 28.12.1954, registered at Sub-Registry Office at Alipore and recorded into Book No. I, Volume No. 141, at Pages 110 to 114, Deed No. 8697 for the year 1954 and the name of said M/s. Modern House and Land Development Company Private Limited was recorded and published in the R.S. Record of Right during Revisional Settlement operation.

AND WHEREAS by virtue of a registered Bengali Kobala Deed dated 11.07.1969, registered at Joint Sub-Registrar of Alipore at Alipore, District – 24-Parganas and recorded into Book No. I, Volume No. 68, at Pages 161 to 166, Deed No. 3590 for the year 1969 and thereafter by virtue of a registered Deed of Declaration dated 24.08.1995, registered at District Sub-Registrar - III, South 24-Parganas, Alipore and recorded into Book No. I, Volume No. 24, at Pages 306 to 310, Deed No. 1168 for the year 1995, said M/s. Modern House and Land Development Company Private Limited, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 30 (Thirty) Sq.ft. more or less togetherwith all easement rights lying and/or situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, under the then P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur and at present P.S. Survey Park, in the District of 24-Parganas, now South 24-Parganas in favor of one Sri Rajat Kumar Chakraborty, son of Sri Bhabesh Chandra Chakraborty, deceased father of the present **OWNERS** herein.

AND WHEREAS after purchase, the said Rajat Kumar Chakraborty since deceased erected a two storied residential building admeasuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less and started to reside thereon with his family.

AND WHEREAS while seized and possessed of otherwise well and sufficiently entitled to the aforesaid land together with two storied existing building said Rajat Kumar Chakraborty died intestate on 07.05.2003 and his wife Gayatri Chakraborty died intestate on 24.11.2012 leaving behind his only son namely **SRI RAJKUMAR CHAKRABORTY**, the present **OWNER No. 1** herein and one married daughter namely **SMT. BITASTA CHATTERJEE**, the present **OWNER No. 2** herein who



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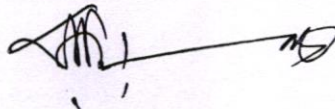
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jointly inherited the entire land and existing two storied building as per Hindu Succession Act 1956. After obtaining the aforesaid property the present **OWNERS** have mutated their names as the absolute Owners in the books and records of The Kolkata Municipal Corporation, under Ward No. 109, known and numbered as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas and are paying the regular taxes thereof in respect of the aforesaid land and property.

AND WHEREAS thereafter the present **OWNERS** have filed the applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land under L.R. Record of Rights vide L.R. Khatian Nos. 2001 & 2000, in L.R. Dag No. 804 in the name of present **OWNERS No. 1 & 2** respectively.

AND WHEREAS thereafter the present **OWNERS** converted the land from 'Holchar' to 'Bastu' in nature from the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas, New Treasury Building, Alipore vide Conversion Case No. CN/2024/1630/4222, Memo Nos. 57(C)/51/2169/P/25 and 57(C)/51/2170/P/25 both dated 24.03.2025 against their ownership plot of land.

AND WHEREAS now the present **OWNERS** herein are the absolute joint recorded owners of **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 30 (Thirty) Sq.ft. more or less together with the existing two Storied building standing thereon total measuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less, lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, under formerly P.S. Purba Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, known as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office –



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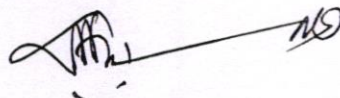
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Santoshpur, Kolkata – 700 075, District – South 24-Parganas and the present **OWNERS** are in possession and have been enjoying their absolute ownership and possession of the said land and property as free from all encumbrances.

AND WHEREAS the present **OWNERS** have now taken the physical measurement of their said plot of land and the net land area becomes 3 (Three) Cottahs 5 (Five) Chittacks 40 (Forty) Sq.ft. more or less as per present physical measurement and the land area measuring 35 (Thirty-five) Sq.ft. has been decreased due to extension of adjacent road.

AND WHEREAS the present **OWNERS** thereafter decided to develop the said property by constructing a Ground plus Four storied building with Lift facility, comprising of a number of residential flats on the different floors, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, decided to do the same by appointing a Developer, who is financially and technically sound to construct the said building upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation after demolishing the old existing building.

AND WHEREAS one "M/s. J.S. Contractor", a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, being represented by its sole proprietor namely Sri Swapan Kantha, son of Late Bhabatosh Kantha, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, as the Developer, coming to know the facts of such desire of the **OWNERS** herein, have entered into a registered Development Agreement along with Development Power of Attorney dated 23.05.2025, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2025, Pages from 123368 to 123406, Deed No. 160404804 for the year 2025 for the construction of a new Ground plus Four storied building with Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction. The **OWNERS** have also given a registered General Power of Attorney dated 23.05.2025, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2025, Pages from 123336 to 123353, Deed No. 160404805 for the year 2025 in favour of the said Developer relating to K.M.C. matter only.



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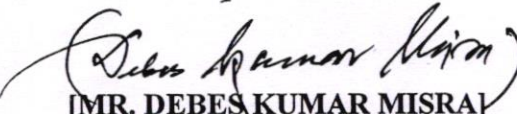
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5

AND WHEREAS accordingly the said Developer has taken sanction of a Ground plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, vide sanctioned building Permit No. 2025120165 dated 23.07.2025 and now the Developer is developing the entire Premises through its Developer-Firm namely "M/s. J.S. Contractor" and erecting the building thereon.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2000 to 15.08.2025, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners 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.

Two search Receipt Nos. (i) REGN-CC-546539 dated 06.08.2025, issued by D.R. office at Alipore and (ii) REGN-CC-430769 dated 06.08.2025 issued by R.A. Kolkata are enclosed herewith.



[MR. DEBES KUMAR MISRA]
Advocate

MR. DEBES KR. MISRA
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No. REGN CC 546539

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 17639
- 2. Date of application 06/8/15
- 3. Search for the year (s) 2000 - 2015
- 4. Name of office to which the record to be searched or inspected relates DRP & R Alipore
- 5. Name of person or property to be searched 713 Survey
- 6. Nature of document Part B - Survey plan
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) B
- 8. From whom received R Pradhan
- 9. Fees paid under Article - Rs. 1040
- F (1) (i) Rupees one thousand
- F (2) (ii) only
- F (2)



No. REGN CC 430769

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 40069

Date of application 6/8/75

Search for the year (s) 2000-25

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

Name of person or property to be searched J

Nature of document M

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 713 Survey Park

..... PS Survey Park

8. From whom received R. Pradhan

9. Fees paid under Article —

F (1) (i) 520 2

F (2) (ii)

F (2)

..... Registrar of

