

**KALYAN KUMAR BASU**

Advocate.

Residence. : 147/2, S.N. Roy Br. Road,  
Behala, Kolkata-700 034.

**ALIPORE JUDGES' & CRIMINAL COURT.**

6, BEKER ROAD, KOLKATA-27.

Ph.: 9830236152/9123903689

Email ID : kalyankumarbasu2@gmail.com

Ref :

Date : 13.05.2024

**SEARCH REPORT**

**Ref.:-** Municipal Premises No.29, Lake East 3<sup>rd</sup> Road having its Correspondence Address at 30, Lake East 3<sup>rd</sup> Road, being Assessee No.31-103-22-0029-5, P.O. Santoshpur, P.S. Survey Park, within the limits of the Kolkata Municipal Corporation, Ward No.103, Sub-Registry/A.D.S.R. Office Sealdah, Kolkata-700 075, in the District of 24-Parganas since 24-Parganas (South).

**Area of Bastu Land measuring :** 3 Cottahs more or less, being Scheme Plot No."L", together with a Two Storied Building standing thereon measuring about 2000 Sft., of which in ground floor measuring 1000 Sft., and on the First floor measuring about 1000 Sft.

**Present Owners :-** (1) **SRI PARTHA MITRA**, Son of Late Hiranmay Mitra of 30, Lake East 3<sup>rd</sup> Road, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, and (2) **SMT. SUTAPA CHOWDHURY**, Wife of Sri Sailaz Chowdhuri, Daughter of Late Hiranmoy Mitra of "Rohini Co-operative Housing Society", Flat No.1/6, 369, Purbachal, Kalitala Road, Haltu, P.O. Haltu, P.S. Garfa, Kolkata-700 078.

I have caused necessary searches of the Index-II in the Office of D.R. Alipore and S.R. Alipore and also in the Office of D.R. Alipore S.R. Sealdah for the period from 1963 to 2024 (up to date entry) in respect of the aforementioned property.

On inspection of the records available in the registration offices concerned and as per relevant Title Deed and other papers submitted to me and it is revealed that the father of the Present Owners namely Hiranmoy Mitra, since deceased purchased All That piece and parcel of land measuring 3 Cottahs 3 Chittacks more or less, by virtue of a Deed of Sale duly registered in the Office of 15.07.1963 duly registered in the Office of Sub-Registrar, Alipore, Dist. 24-Parganas and recorded in Book No.I, being No.5944 for the year 1963 from the then Owner namely Ramendra Nath Roy for a valuable Consideration mentioned therein

That it was found that 3 Chittacks land of the aforesaid property has left aside for widening Road and as such the said Hiranmoy Mitra, since deceased was lawfully seized and possessed the balance net land measuring 3 Cottahs more or less mentioned in the Caption.

That since purchase the aforesaid property the said Hiranmoy Mitra, since deceased subsequently, got his name mutated with the records of the Kolkata Municipal Corporation in respect of the property being the Municipal Premises No.29, Lake East 3<sup>rd</sup> Road having its Correspondence Address at 30, Lake East 3<sup>rd</sup> Road, being Assessee No.31-103-22-0029-5 and enjoyed the said property till his last breath on payment of usual rates and taxes thereto.

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That while thus enjoying the aforesaid property the said Hiranmoy Mitra died intestate on 12.10.1993, leaving behind him surviving his only Son Sri Partha Mitra and only married daughter Smt. Sutapa Chowdhury, the Present Owners herein as his legal heirs and successors and his Wife Pratima Mitra was predeceased on 18.11.1987.

That accordingly, the Present Owners acquired the right, title and interest of the aforesaid property by virtue of inheritance from their father Hiranmoy Mitra according to the meaning of Hindu Succession Act, 1956.

That after obtaining the aforesaid property the Present Owners entered into a Development Agreement on 30<sup>th</sup> day of April, 2024, duly registered in the Office of D.S.R.-II, Alipore, South 24-Parganas and recorded in Book No.I, being No.160206203 for the year 2024, with "RASTRI CONSTRUCTION", a Sole Proprietorship Firm, having its Registered office at 63, Satyajit Kanan, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, West Bengal, India, represented by its Sole Proprietor **SRI DEBASHIS SARKAR**, Son of Late Kalipada Sarkar, residing at 63, Satyajit Kanan, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, for development of the said property subject to the certain terms, conditions and stipulations stated therein.

That subsequently, the Present Owners also authorised and/or empowered the said Developer/Company for conferring various powers and authorities for development of the said property by raising a Proposed G+3 Storied Building consisting of various Flats/Units and Apartments etc., by executing and registering a Development Power of Attorney duly registered in the Office of D.S.R.-II, Alipore, South 24-Parganas on the same day on 30<sup>th</sup> day of April, 2024 duly registered in the Office of D.S.R.-II, Alipore, South 24-Parganas and recorded in Book No.I, being No.160206234 for the year 2024, unto and in favour of the said Developer/Company.

That on the strength of the said Development Agreement and the said Development Power of Attorney, the said Developer/Company has undertaken the construction of the said proposed G+3 Storied Building at the property of the aforementioned Premises.

That I have in my opinion that save and except the aforesaid entries, I found no entries in respect of the said property during the period searched and the property of the aforementioned Premises mentioned in the Caption is free from all encumbrances and fit for equitable mortgage.

Kalyan Mr. Basu  
Alipore Judges' Court  
Advocate.  
KEL. 27

Encl.:- Search Receipts  
are enclosed herewith.

No. REGN BB 212086

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 12386.
2. Date of application ..... 13.5.24.
3. Search for the year (s) ..... 1963 - 2024.
4. Name of office to which the record to be searched or inspected relates ..... DR + SR Sealdah.
5. Name of person or property to be searched ..... 29 Lake East.
6. Nature of document ..... 3rd Road, PS - Purba Jadarpur.
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... II.

From whom received ..... K. Basu Adv.

Fees paid under Article —

60/-

1) (i)

2) (ii)

2)



No. REGN BB 212051

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application.....12351.
2. Date of application .....13.5.24.
3. Search for the year (s) .....1963 - 2024.
4. Name of office to which the record to be searched or inspected relates .....AR + SR Alipore.
5. Name of person or property to be searched .....29 - Lake East.
6. Nature of document .....3rd Road - Lake Purba.  
Ward - 103, Jadavpur.
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....II.

8. From whom received .....K. Basu Adv.

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)



Registrar of Alipore