

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

19/01/2024

SEARCH CERTIFICATE  
&  
REPORT ON TITLE

Reg : ALL THAT piece and parcel of total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 ( Zero ) Sq. ft. more or less with two storied building comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore , J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , within the limits of the Kolkata Municipal Corporation Ward No. 095 , Sub-Registry Office at Alipore , in the District of South 24 Parganas.

Present Owners:- (1) SRI PRANAB KUMAR SEN son of Parimal Chandra Sen, (2) SMT. SUSMITA SEN wife of Late Dipak Kumar Sen, (3) SMT. DEBLINA ROY CHOUDHURY wife of Prasun Roy Choudhury and married daughter of Dipak Kumar Sen, (4) SRI JAYANTA KUMAR SEN son of Parimal Chanda Sen, (5) SMT. RUBY GUPTA daughter of Late Prasanta Kumar Sen and wife of Angshuman Gupta and (6) SRI PROSENJIT SEN son of Late Prasanta Kumar Sen, all of Premises No. 9/28, Bijoygarh, Post Office- Jadavpur, Police Station- Jadavpur, Kolkata - 700 032.

This is to certify that I have caused necessary searches in Index - II before the A.D.S.R. Alipore for the year 2003 to 2023, D.S.R.- I Alipore for the year 2003-2023, D.S.R.-II at Alipore for the year 2020-2023, D.S.R.-III at Alipore for the year 2020-23, D.S.R.-IV at Alipore, for the year 2020-2023, D.S.R.-V at Alipore , for the year 2020-

*Subir Kumar Dutta*  
19/1/24

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

2023, A.R.A.-I at Kolkata, for the year 2003 to 2023, A.R.A.-II, at Alipore for the year 2020-2023, A.R.A.-III, at Alipore for the year 2020-2023 and A.R.A. - IV, at Alipore for the year 2020-2023 and inspected the title deed, municipal tax receipt and all other relevant documents in respect of the said property. My report is as follows :-

- A. One Lila Sen alias Lila Sen Roy Choudhury wife of Parimal Chandra Sen alias Parimal Chandra Sen Roy Choudhury was a Refugee displaced from East Pakistan now called Bangladesh, came to the territory of State of West Bengal after the partition of India and occupied a piece or parcel of land measuring 04 (four) Cottahs 14 (fourteen) Chittaks and 00 ( zero ) Sq. Ft. of land be the same a little more or less then known as Bijoygarh Colony for her domestic purpose vide allotment Memo No. 592 D dated 27.7.1976 issued by the R. R. Department of the Govt. of West Bengal and since that time had been residing with her family members after constructing brick built building on the aforesaid plot of land.
- B. While seized and possessed of the said Lila Sen alias Lila Sen Roy Choudhury by a Deed of Gift and/or Relinquishment dated 17/11/1986 registered before the District Sub Registrar at Alipore and recorded in Book No. 1 , Volume No. 379, Pages from 243 to 253, Being No. 18800 for the Year 1986 gifted and/or relinquished All her right title and interest whatsoever in nature as she have acquired in this mean time in respect of the schedule below property, in favour her four sons namely Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen And Sri Jayanta Kumar Sen , absolutely and for ever .

  
17/11/24

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

- C. Subsequently while seized and possessed of said four sons namely Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen and Sri Jayanta Kumar Sen jointly represented before the Government of West Bengal and subsequently the

Government of West Bengal as the 'DONOR' confirmed by the Deed of Gift of the said demised land measuring 04 (four) Cottahs 14 (fourteen ) Chittaks and 00 (zero) Sq. Ft. be the same a little more or less, comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore , J.L. No. 36, within the Police Station - Jadavpur, in the District of South 24 Parganas , which is morefully and particularly described in the Schedule written herein below in favour of the said Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen and Sri Jayanta Kumar Sen which was executed and registered on 2<sup>nd</sup> day of December, 1991 in the Additional District Registration Office at Alipore and recorded in Book No. I , Volume No. 20, pages 185 to 188, Being No. 1697, for the year 1991 containing condition that the DONEES shall have no right save therein provided to alienate or transfer in any way of the said demised land mentioned whatsoever within a period of 10 (ten) years from the date of execution of the said registered Deed of Gift without obtaining prior written permission from the said Government of West Bengal and the said embargo period is over some time on and from 1<sup>st</sup> day of December, 2001 and now the said land is free from all encumbrances as per the terms and conditions of the said Deed of Gift dated 2<sup>nd</sup> day of December , 1991 , hereinafter referred to as the 'Principal Deed'.

- D. By the said registered Deed of Gift the said Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen and Sri Jayanta Kumar Sen became the absolute joint Owner and was absolutely seized and possessed of or otherwise well and sufficiently

*Subir Kumar Dutta*  
19/1/24



4

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com


Ref. No.....

Date.....

entitled to ALL THAT piece or parcel of land measuring 04 (four) Cottahs 14 (fourteen) Chittaks and 00 (zero) Sq. Ft. be the same a little more or less, comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore, J.L. No. 36, within the Police Station - Jadavpur, in the District of South 24 Parganas and duly mutated their join names in the records of The Kolkata Municipal Corporation in

respect of the said property and the said property was then known and numbered as Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, within Ward No. 95, Police Station - Jadavpur, Kolkata - 700 032 and was enjoying the same paying municipal taxes regularly, without any interruption from any person or persons from all encumbrances.

- E. That while seized and possessed of the said Owners as aforesaid for better living and enjoyment reconstructed the old building into a two storied building in and upon the said premises out of their own resources and was enjoying the same free from all encumbrances paying taxes regularly.
- F. That while seized and possessed of for better living and enjoyment the said four Owners amicably partitioned the aforesaid two storied building amongst themselves by virtue of a Deed of Partition dated 30<sup>th</sup> August, 1992, registered before the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 284, pages 225 to 236, Being Deed No. 15029, for the year 1992 whereby and where under said **Sri Pranab Kumar Sen** was exclusively allotted with the **demarcated First floor, Front portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto and **Sri Dipak Kumar Sen** was allotted with the all that **demarcated**

  
19/11/24

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

**Ground floor, Front portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto and **Sri Prasanta Kumar Sen** was allotted with all that **demarcated Ground floor, Back portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas

along with the right to use the common parts and portions of the said building with all easement rights thereto and **Sri Jayanta Kumar Sen** was allotted with the all that **demarcated First floor, Back portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto .

- G. That while seized and possessed of said Dipak Kumar Sen who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 07/04/2008, leaving behind surviving him his wife Smt. Susmita Sen and only married daughter Deblina Roy Choudhury wife of Prasun Roy Choudhury as his legal heirs, and successors and no other person or persons as his heirs, heiress and successors, who inherited the said undivided one fourth share of the property property as per Hindu Succession Act., 1956.
- H. That while seized and possessed of the said Prasanta Kumar Sen who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 13/06/2011, leaving behind surviving him his only married daughter Smt. Ruby Gupta wife of Angshuman Gupta and only son Sri Prasenjit Sen , as his legal heirs, and successors and no other person or persons as his heirs, heiress and successors,

*Subir Kumar Dutta*  
19/1/24

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

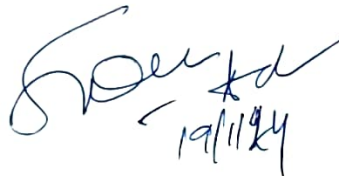
Date.....

who inherited the said undivided one fourth share of the property as per Hindu Succession Act., 1956 . His wife Joysri Sen predeceased him on 09/01/2010.

- I. Although the said owners executed the aforesaid Deed of Partition amongst themselves but, subsequently the present Owners have changed their mind and were desirous to have all the separate individual units into a single unit and accordingly to merge the separate apportioned portion of the building in their joint names

executed and registered a Declaration dated 16<sup>th</sup> June, 2014 , registered before the D.S.R.- I at Alipore , District 24 Pargans South and recorded in Book No. I, CD volume No. 11, Pages 1466 to 1480, Being No. 01933 for the year 2014 .

- J. That subsequently the said Owner Nos. 01 to 04 have entered into a registered Agreement for Construction and Development dated 01/11/2019 registered before the Additional District Sub Registrar at Alipore and recorded in Book No. I , Volume No. 1605-2019, Pages 227562 to 227617, Being No. 160506576, for the Year 2019 with M/S. NIRMAN ASSOCIATES a registered Partnership Firm having its registered office at Premises No. 45F/IC, Manick Bandopadhyay Sarani, Police Station- Regent Park, Kolkata- 700040 , represented by its Partners namely (1) Smt. Piya Roy wife of Sri Indrajit Roy and (2) Smt. Kuntala Dutta wife of Sri Subir Kumar Dutta, hereinafter jointly and collectively called and referred to as the "Developer" with the right to construct a multi - storied building as per the sanctioned building plan and or any subsequent modification, revision affected thereto as sanctioned by the Kolkata Municipal Corporation in or upon **undivided three-fourth** share of the said Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032, the particular of such property is morefully described in the First Schedule

  
19/11/24



*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

hereunder written with such terms and conditions and stipulation as contained therein.

K. That subsequently thereafter the said Owner Nos. 05 and 06 also have entered into a registered Agreement for Construction and Development dated 16/01/2020 registered before the Additional District Sub Registrar at Alipore and recorded in Book No. I , Volume No. 1605-2020, Pages 16548 to 16596 , Being No. 160500323, for the Year 2020 with M/S. NIRMAN ASSOCIATES a registered Partnership Firm having its registered office at 45F/1C, Manick Bandopadhyay Sarani, Police Station- Regent Park, Kolkata- 700040 No. 06, Ashtosh Chowdhury Avenue , Police Station – Karaya , Kolkata – 700 019 represented by its Partner namely (1) Smt. Piya Roy wife of Sri Indrajit Roy and (2) Smt. Kuntala Dutta wife of Sri Subir Kumar Dutta, hereinafter called and referred to as the “Developer” with the right to construct a multi - storied building as per the sanctioned building plan and or any subsequent modification, revision affected thereto as sanctioned by the Kolkata Municipal Corporation in or upon the **undivided one-fourth** share of the said Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , the particular of such property is morefully described in the First Schedule hereunder written with such terms and conditions and stipulation as contained therein.

L. That as per terms of the said Agreement for Construction and Development, the said Smt. Ruby Gupta wife of Sri Angshuman Gupta , Sri Prosenjit Sen son of Late Prasanta Kumar Sen, being the Vendor Nos. 05and 06 herein have executed registered Power of Attorney dated 11/02/2020, registered before the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2020, pages from 33861 to 33890, Being No. 160500830 for the year 2020 in

*Subir Kumar Dutta*  
19/1/24

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891


RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
sublr.kumardutta@rediffmail.com

Ref. No.....

Date.....

favour of (1) SMT. PIYA ROY wife of Sri Indrajit Roy and (2) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta, being the Partners of M/S. NIRMAN ASSOCIATES , empowering them as their Constituted Attorneys to have the plan prepared and sanctioned and/or modified for the building to be constructed on the property written in the First Schedule hereunder in the name of the present Owners and to carry out the development of the said premises and enter into agreement for sale with the prospective Flat/Unit , Shop Rooms and Car Parking space or Covered space Purchasers as the nominees of the Developer for and on behalf of the Owners..

M. That furthermore under the said Agreement for Construction and Development, the said Owners namely Sri Pranab Kumar Sen son of Late Parimal Chandra Sen, Smt. Susmita Sen wife of Late Dipak Kuamr Sen, Smt. Deblina Roy Choudhury wife of Prasun Roy Choudhury, and Sri Jayanta Kumar Sen son of Parimal Chandra Sen, being the Vendor Nos. 01 to 04 herein have executed registered Power of Attorney dated 03/08/2020, registered before the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2020, Pages from 85973 to 86011, Being No. 160502318 for the year 2020 in favour of (1) Smt. Piya Roy wife of Sri Indrajit Roy and (2) Smt. Kuntala Dutta wife of Sri Subir Kumar Dutta , being the Partners of M/S. Nirman Associates , empowering them as their Constituted Attorney either solely or jointly to have the plan prepared and sanctioned and/or modified for the building to be constructed on the property written in the First Schedule hereunder in the name of the present Owners and to carry out the development of the said premises and enter into agreement for sale with the prospective Flat/Unit , Shop Rooms and Car Parking space or Covered space

  
19/1/2024



*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

Purchasers as the nominees of the Developer for and on behalf of the Owners.

- N. That due to typographical mistakes the said Owners further executed and registered four deed of rectifications all registered before the ADSR Alipore and recorded in Book No. I , Volume No. 1605-2020, Pages 85884 to 85910, Being No. 160502315 for the year 2020 AND Book No. I, Volume No. 1605-2020, Pages from 85911 to 85937, Being No. 160502316 for the year 2020 AND

Book No. I, Volume No. 1605-2020, Pages 86012 to 86042, Being No. 160502319 for the year 2020 AND Book No. I, Volume No. 1605-2021, pages from 10401 to 10430, Being No. 160500040 for the year 2021 .

- O. That thereafter by a Deed of Gift dated 04/08/2020 , registered in the office of the District Sub-Registrar-V, at Alipore and recorded in Book No. I, Volume No. 1630-2020, pages from 58244 to 58279, Being No. 163001506 for the year 2020 said **Sri Pranab Kumar Sen** son of Late Parimal Chandra Sen mentioned therein as **Donor** , gifted and transferred all that undivided 15 (fifteen) Sq.ft. Built Up Flat area out of total Flat area admeasuring 890 Sq.ft. Built Up area more or less in the First floor. Front portion of the existing two storied building with undivided proportionate share of total land measuring 4 Cottahs 14 Chittaks and 0 sq.ft. more or less attributable to such gifted area comprised in Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station- Jadavpur, Kolkata- 700032 within K.M.C. Ward No. 095 in favour of said Smt. Susmita Sen wife of Late Dipak Kumar Sen, Smt. Deblina Roy Choudhury wife of Prasun Roy Choudhury, Sri Jayanta Kumar Sen son of Late Parimal Chandra Sen, Smt. Ruby Gupta wife of

*Subir Kumar Dutta*  
19/11/24

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

10

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

Angshuman Gupta and Sri Prosenjit Sen son of Late Prasanta Kumar Sen , all jointly mentioned therein as Donees, who accepted the same .

P. That by a Deed of Gift dated 04/08/2020 , registered in the office of the District Sub-Registrar-V, at Alipore and recorded in Book No. I, Volume No. 1630-2020, pages from 58280 to 58315, Being No. 163001507 for the year 2020 said **Smt. Ruby Gupta** wife of Angshuman Gupta and **Sri Prosenjit Sen** son of Late Prasanta Kumar Sen , both jointly mentioned therein as **Donors**, gifted and transferred all that undivided 15 (fifteen) Sq.ft. Built Up Flat area out of total Flat area admeasuring 930 Sq.ft. Built Up area more or less in the Ground floor, Back portion of the existing two storied building with undivided proportionate share of total land measuring 4 Cottahs 14 Chittaks and 0 sq.ft. more or less attributable to such gifted area comprised in Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station- Jadavpur, Kolkata- 700032 within K.M.C. Ward No. 095 in favour of said Smt. Susmita Sen wife of Late Dipak Kumar Sen, Smt. Deblina Roy Choudhury wife of Prasun Roy Choudhury, Sri Pranab Kumar Sen son of Late Primal Chandra Sen and Sri Jayanta Kumar Sen son of Late Parimal Chandra Sen, all jointly mentioned therein as Donees, who accepted the same .

Q. That subsequently thereafter by a Deed of Gift dated 04/08/2020 , registered in the office of the District Sub-Registrar-V, at Alipore and recorded in Book No. I, Volume No. 1630-2020, pages from 58316 to 58351, Being No. 163001508 for the year 2020 said **Sri Jayanta Kumar Sen** son of Late Parimal Chandra Sen mentioned therein as **Donor** , gifted and transferred all that undivided 15 (fifteen) Sq.ft. Built Up Flat area out of total Flat area admeasuring 930 Sq.ft. Built Up area more or less in the First floor, Back portion of the existing two storied building with

*Subir*  
19/11/2024

Ref. No.....

Date.....

undivided proportionate share of total land measuring 4 Cottahs 14 Chittaks and 0 sq.ft. more or less attributable to such gifted area comprised in Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station- Jadavpur, Kolkata- 700032 within K.M.C. Ward No. 095 in favour of said Smt. Susmita Sen wife of Late Dipak Kumar Sen, Smt. Deblina Roy Choudhury wife of Prasun Roy Choudhury, Sri Pranab Kumarr Sen son of Late Parimal Chandra Sen, Smt. Ruby Gupta wife of Angshuman Gupta and Sri Prosenjit Sen son of Late Prasanta Kumar Sen , all jointly mentioned therein as Donees, who accepted the same .

- R. That by a Deed of Gift dated 04/08/2020 , registered in the office of the District Sub-Registrar-V, at Alipore and recorded in Book No. I, Volume No. 1630-2020, pages from 58352 to 58387, Being No. 163001509 for the year 2020 said **Smt. Susmita Sen** wife of Late Dipak Kumar Sen and **Smt. Deblina Roy Choudhury** wife of Prasun Roy Choudhury, both jointly mentioned therein as **Donors** , gifted and transferred all that undivided 15 (fifteen) Sq.ft. Built Up Flat area out of total Flat area admeasuring 890 Sq. ft. Built Up area more or less in the Ground floor, Front portion of the existing two storied building with undivided proportionate share of total land measuring 4 Cottahs 14 Chittaks and 0 sq.ft. more or less attributable to such gifted area comprised in Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station- Jadavpur, Kolkata- 700032 within K.M.C. Ward No. 095 in favour of said Sri Pranab Kumar Sen son of Late Parimal Chandra Sen, Sri Jayanta Kumar Sen son of Late Parimal Chandra Sen, Smt. Ruby Gupta wife of Angshuman Gupta and Sri Prosenjit Sen son of Late Prasanta Kumar Sen, all jointly mentioned therein as Donees, who accepted the same. .

  
19/1/2024



*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

**CHAMBER**  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

**RESIDENCE**  
**'JALCHABI'**, 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
**MOBILE : 9830034264**  
**subir.kumardutta@rediffmail.com**

*Ref. No.*.....

*Date.*.....

In my opinion the aforesaid (1) SRI PRANAB KUMAR SEN, (2) SMT. SUSMITA SEN, (3) SMT. DEBLINA ROY CHOUDHURY , (4) SRI JAYANTA KUMAR SEN , (5) SMT. RUBY GUPTA and (6) SRI PROSENJIT SEN , all jointly as Owners now owned and possessed all that the land and building Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032, within the limit of K.M.C. Ward No. 095 having good right , marketable title and peaceful possession over the said property as mentioned hereinabove .

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 the KMDA and The K.I.T. and any other authority and is fit for equitable mortgage.

The search receipt is enclosed herein.

*Subir Kumar Dutta*  
( SUBIR KUMAR DUTTA )  
Advocate. 19/1/2014

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

Date of Application: 19-01-2024

Serial No of Application      1605000451/2024      Search No      1605000451/2024  
Search for the Years      From 2003 To 2024      Record Available      From 08/12/2008 onwards  
Property to be Searched      District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD  
From whom Received      Mr Subir Kumar Dutta  
Fees Paid under Articles      F1(i) 2/-      F1(ii) 21/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD, , Ward: 095	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 8.04375000 decimal (4 Katha, 14 Chatak) 21/2008 onwards
Deed Details :		Deed No: I-160503641/2020, Query No: 16052001672359/2020, Serial No: 1605004039/2020, Page: 6007 - 6022, Date of Registration: 22/12/2020, Date of Completion: 18/01/2021,		
2	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD, , Ward: 095	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 0.15812523 decimal (69 Sqft)
Deed Details :		Deed No: I-160500875/2021, Query No: 16053000523609/2021, Serial No: 1605000988/2021, Page: 40265 - 40280, Date of Registration: 08/03/2021, Date of Completion: 12/03/2021,		
3	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD, , Ward: 095	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 0.07104250 decimal (31.0003 Sqft)
Deed Details :		Deed No: I-160500876/2021, Query No: 16053000523128/2021, Serial No: 1605000987/2021, Page: 40281 - 40298, Date of Registration: 08/03/2021, Date of Completion: 12/03/2021,		



( 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. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 17-01-2024

Serial No of Application 1601000855/2024

Search for the Years From 2003 To 2024

Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR  
CENTRAL ROAD

From whom Received Subir Kumar Dutta

Fees Paid under Articles F1(i) 2 /- F1(ii) 21 /-

Search Result: No Record Found

Search No 1601000855/2024  
Record Available From 08/12/2008 onwards

( Mr Md Tabis Ansari )  
D.S.R. - I SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS





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

Date of Application: 18-01-2024

Serial No of Application	1602000902/2024	Search No	1602000902/2024
Search for the Years	From 2020 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD		
From whom Received	S Kr Dutta		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

( Mr Suman Basu )  
D.S.R. -II SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

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

Date of Application: 17-01-2024

Serial No of Application	1603001275/2024	Search No	1603001275/2024
Search for the Years	From 2020 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD		
From whom Received	S K Dutta		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	4 /-

Search Result: No Record Found

( Mr Debasish Dhar )  
D.S.R. - III SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

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: 17-01-2024

Serial No of Application 1604001041/2024

Search No 1604001041/2024

Search for the Years From 2020 To 2024

Record Available From 23/02/2009 onwards

Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR  
CENTRAL ROAD

From whom Received Subir Kr Dutta

Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result: No Record Found

( Mr Anupam Halder )  
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. - V)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 19-01-2024

Serial No of Application 1630000740/2024 Search No 1630000740/2024  
Search for the Years From 2020 To 2024 Record Available From 24/11/2015 onwards  
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: Jadavpur Central Road (Bijoygarh Colony)  
From whom Received Subir Kumar Dutta  
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: Jadavpur Central Road (Bijoygarh Colony), , Ward: 095, Floor No : 1	Property Type: Apartment Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: Khatian: 00000	Flat/Apartment: 18 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-163001506/2020, Query No: 16302000819704/2020, Serial No: 1630001599/2020, Page: 58244 - 58279, Date of Registration: 06/08/2020, Date of Completion: 14/08/2020, Date of Delivery: 08/09/2020		
2	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: Jadavpur Central Road (Bijoygarh Colony), , Ward: 095, Floor No : 0	Property Type: Apartment Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: Khatian: 00000	Flat/Apartment: 18 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-163001507/2020, Query No: 16302000820976/2020, Serial No: 1630001600/2020, Page: 58280 - 58315, Date of Registration: 06/08/2020, Date of Completion: 14/08/2020, Date of Delivery: 08/09/2020		
3	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: Jadavpur Central Road (Bijoygarh Colony), , Ward: 095, Floor No : 1	Property Type: Apartment Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: Khatian: 00000	Flat/Apartment: 18 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-163001508/2020, Query No: 16302000819623/2020, Serial No: 1630001598/2020, Page: 58316 - 58351, Date of Registration: 06/08/2020, Date of Completion: 14/08/2020, Date of Delivery: 08/09/2020		
4	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 74/9/79, Road: Jadavpur Central Road (Bijoygarh Colony), , Ward: 095, Floor No : 0	Property Type: Apartment Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: Khatian: 00000	Flat/Apartment: 18 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-163001509/2020, Query No: 16302000819556/2020, Serial No: 1630001597/2020, Page: 58352 - 58387, Date of Registration: 06/08/2020, Date of Completion: 14/08/2020, Date of Delivery: 08/09/2020		

( Mr Jaideb Pal )

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

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

Date of Application: 19-01-2024

Serial No of Application 1605000452/2024 Search No 1605000452/2024  
Search for the Years From 2003 To 2024 Record Available From 20/01/2003 onwards  
Name of Person to be Searched First Name : Pranab Kumar Last Name : Sen, First Name  
(Father/Mother/Husband/Company): Parimal Chandra, Last Name  
(Father/Mother/Husband/Company): Sen  
From whom Received Mr Subir Kumar Dutta  
Fees Paid under Articles F1(i) 2/- F1(ii) 21/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Pranab Kumar Sen Son of Parimal Chandra Sen  District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered In: A.D.S.R. ALIPORE	Deed No: I-160506576/2019 Query No: 16050001858817/2019 Serial No: 1605007051/2019 Page No: 227562 to 227617 Date of Registration: 20/11/2019 onwards Date of Completion: 03/12/2019 Date of Delivery: 04/12/2019
2	Pranab Kumar Sen Son of Parimal Chandra Sen  District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered In: A.D.S.R. ALIPORE Remarks: This Deed Is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-160502318/2020 Query No: 16058000869926/2020 Serial No: 1605002386/2020 Page No: 85973 to 86011 Date of Registration: 28/08/2020 Date of Completion: 02/09/2020
3	PRANAB KUMAR SEN Son of Mr PARIMAL CHANDRA SEN  District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered In: A.D.S.R. ALIPORE	Deed No: I-160502319/2020 Query No: 16052000896220/2020 Serial No: 1605002389/2020 Page No: 86012 to 86042 Date of Registration: 28/08/2020 Date of Completion: 02/09/2020
4	PRANAB KUMAR SEN Son of Mr PARIMAL CHANDRA SEN  District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered In: A.D.S.R. ALIPORE	Deed No: I-160503641/2020 Query No: 16052001672359/2020 Serial No: 1605004039/2020 Page No: 6007 to 6022 Date of Registration: 22/12/2020 Date of Completion: 18/01/2021
5	PRANAB KUMAR SEN Son of Mr PARIMAL CHANDRA SEN  District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered In: A.D.S.R. ALIPORE	Deed No: I-160500040/2021 Query No: 16052001741633/2020 Serial No: 1605004038/2020 Page No: 10401 to 10430 Date of Registration: 06/01/2021 Date of Completion: 19/01/2021
6	Pranab Kumar Sen Son of Mr Parimal Chandra Sen  City: KOLKATA, District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Donor Transaction: [0206] Gift, Gift In f/o Govt./Local Bodies(Exempt Cases) Deed Registered In: A.D.S.R. ALIPORE	Deed No: I-160500875/2021 Query No: 16053000523609/2021 Serial No: 1605000988/2021 Page No: 40265 to 40280 Date of Registration: 08/03/2021 Date of Completion: 12/03/2021
7	PRANAB KUMAR SEN Son of Mr PARIMAL CHANDRA SEN  City: KOLKATA, District: South 24-Parganas, PS: Jadavpur, Pin: 700032, State: West Bengal,, Country: India,	Status: Donor Transaction: [0206] Gift, Gift In f/o Govt./Local Bodies(Exempt Cases) Deed Registered In: A.D.S.R. ALIPORE	Deed No: I-160500876/2021 Query No: 16053000523128/2021 Serial No: 1605000987/2021 Page No: 40281 to 40298 Date of Registration: 08/03/2021 Date of Completion: 12/03/2021





Government of West Bengal  
Office of the KOLKATA (A.R.A. - IV)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 17-01-2024

Serial No of Application

1904001490/2024

Search No

1904001490/2024

Search for the Years

From 2020 To 2024

Record Available

From 29/08/2015 onwards

Property to be Searched

District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR  
CENTRAL ROAD

From whom Received

Subir Kumar Dutta

Fees Paid under Articles

F1(i) 2/-

F1(ii) 4/-

Search Result:

No Record Found

( Mr Mohul Mukhopadhyay )  
A.R.A. - IV KOLKATA  
OFFICE OF THE A.R.A. - IV KOLKATA



Government of West Bengal  
Office of the KOLKATA (A.R.A. - III)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 16-01-2024

Serial No of Application	1903000994/2024	Search No	1903000994/2024
Search for the Years	From 2020 To 2024	Record Available	From 01/01/1900 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR CENTRAL ROAD		
From whom Received	S K Dutta		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	
Search Result:	No Record Found		

( Mr Samar Kumar Pramanick )  
A.R.A. - III KOLKATA  
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal  
Office of the KOLKATA (A.R.A. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 16-01-2024

Serial No of Application

1902001354/2024

Search No

1902001354/2024

Search for the Years

From 2020 To 2024

Record Available

From 10/11/2008 onwards

Property to be Searched

District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR  
CENTRAL ROAD

From whom Received

Subir Kr Dutta

Fees Paid under Articles

F1(i) 2/-

F1(ii) 4/-

Search Result:

No Record Found



( Mr Satyajit Biswas )

A.R.A. - II KOLKATA

OFFICE OF THE A.R.A. - II KOLKATA

Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 17-01-2024

Serial No of Application 1901001588/2024

Search for the Years From 2003 To 2024

Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 74/9/79, Road: JADAVPUR  
CENTRAL ROAD

From whom Received S K D

Fees Paid under Articles F1(i) 2/- F1(ii) 21/-

Search Result: No Record Found

Search No

1901001588/2024

Record Available

From 10/11/2008 onwards

( Mr Pradipta Kishore Guha )

A.R.A. - I KOLKATA

OFFICE OF THE A.R.A. - I KOLKATA

