



Abhisek Kumar Chatterjee

B.A. LL.B, Advocate

Howrah Judges' Court

Resi. & Chamber : 35/2, Charu Chandra Singha Lane, Howrah - 711 101

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Dated : 30.08.2025

TO WHOMSOEVER IT MAY CONCERN
SEARCH CERTIFICATE CUM NON ENCUMBRANCES CERTIFICATE

:-Subject Matter :-

The Property :- **ALL THAT** piece and parcel of Mokorari Mourasi Bastu Land measuring about 15 Cottahs 00 Chittaks 41.770 Sq.ft. OR. 1007.225 SQ.M. as per physical measurement together with R.T.R. structure 200 Sq.ft. standing thereupon, comprised in Holding No. 16/5, Dakshin Buxarah 1st Bye Lane, Police Station : A.J.C. Bose Botanical Garden, appertaining to J.L. No.1, Sheet No.108, 109, L.R. Dag No. 107/ 128, 109, 113, 35, 40, L.R. Khatian No. 151 & 154 , under Ward No.41, Borough-VI, District-Howrah-711109, District Howrah, which is butted and bounded as follows:-

ON THE NORTH : 17, Dakshin Baksara 1st Bye Lane, & 18, Dakshin Baksara 1st Bye Lane.

ON THE SOUTH : 16/2, Dakshin Baksara 1st Bye Lane.(G+V)

ON THE EAST : 16/1, Dakshin Baksara 1st Bye Lane.(play ground)

ON THE WEST : 9.200 Mtr . Wide Dakshin Baksara 1st Bye Lane.

:-SEARCH:-

This is to certify that the abovementioned property has been searched by searcher **Sri DIPAK CHAKRABORTY**, Howrah Court, Residing at 13/6 Khagendra nath ganguly lane,salkia Howrah-711106 P.S. :- Golabari,

AS

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Dated : 30.08.2025

District Howrah from 1992 to 2025 the necessary search Report is annexed herewith (D.S.R-I, D.S.R-II & A.D.S.R, in connection with the aforesaid property and as per available records and another searcher **Sri Swapan kumar kanrar** Residing at 63/9 Nabin senapati lane, kasundia Howrah-711101 from 1995 to 2025 the necessary search Report is annexed herewith (R.A KOLKATA) in connection with the aforesaid property and as per available records at the aforesaid Registry offices some entry was found at the time of search.

:REPORT:-

I have gone through searcher's report. It appears from the said report that the above scheduled property has got good and marketable and title and free from all encumbrances. One entry has been recorded as per the records of the Registration Offices within the investigation period, subject to any omission or error in recording the same by the persons recording the same and further subject to some records being damaged/torn.

(Signature)



Abhisek Kumar Chatterjee

B.A. LL.B, Advocate

Howrah Judges' Court

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Mobile : 82749 134

62919 725

E-mail : abhisek1993.27@gmail.co

Dated : 30.08.202

-:Details of Result :-

1. Sale Deed registered in A.R.A -IV KOLKATA Vide deed no-190415647 for the year 2024.
2. Development Agreement registered in A.R.A -II KOLKATA Vide deed no. 190212900 For the year 2024.
3. Development Power registered in A.R.A -II KOLKATA Vide deed no. 190212906 For The Year 2024.
4. Boundary declaration registered in A.R.A -IV KOLKATA vide deed no. 190417222 for the year 2024.

-:OPINION:

In view of the aforesaid, I am of the Opinion that the title of the Present Owner appears to be clear and marketable title in connection with the aforesaid Property.

Enclosure: original Search Receipts are enclosed herewith.

Yours faithfully


Advocate

Swapan Kumar Kanrar

A Govt. Licentiate Deeds Writer &
Record Searcher District Registration
Office (Sadar) Howrah.

Residence :

63/9, NABIN SENAPATI LANE,
KASUNDIA, HOWRAH-711 101
Mobile No. : 9830646290

Ref. No.

Date 26/08/2025

Re. Holding no - 16/5, Dakshin Sukaraj 1st Stage Lane,
P.S. Shikhar, District - Howrah

" 1995 to 2025, A.R.A. Kolkata, Record no - #.
(1995)

1995 - computer

1996 - do -

1997 - do -

1998 - do -

1999 - do -

2000 - do -

2001 - do -

2002 - do -

2003 - do -

2004 - do -

2005 - do -

2006 - do -

2007 - do -

2008 - do -

2009 - do -

2010 - do -

2011 - do -

2012 - do -

2013 - computer

2014 - do -

2015 - do -

2016 - do -

2017 - do -

2018 - do -

2019 - do -

2020 - do -

2021 - do -

2022 - do -

2023 - do -

✓ 2024 - do - { Der. Area ✓ 12900
Der. Power 12906
Sale - 15647
Acceleration - 17222
2025 - do - (To - 18/07/25)

* Computer Report is enclosed
herewith.

Swapan Kumar Kanrar
26/08/25

District: Howrah, PS, Shibpur, Municipality:
HOWRAH MUNICIPAL CORPORATION.,
Premises: 16/5, Road: Dakshin Buxarah 1st Bye
Lane(word-41), Ward: 041, Holding: 16/5 Deed
Registered in: A.R.A. - II KOLKATA

Property Type: Land
Transaction: [0110] Sale,
Development Agreement
or Construction agreement

Plot No: Area of Land:
Khatian: 25.8844 decimal (15
Katha, 11 Chatak)
Area of Structure:
400 Sq Ft

Deed No: I-190212900/2024 Volume: , Page:
710864 - 710909 Date of Registration:
01/11/2024 Date of Completion: 06/11/2024 ✓
Query No: 19022002192783/2024 Serial No:
1902014970/2024

District: Howrah, PS, Shibpur, Municipality:
HOWRAH MUNICIPAL CORPORATION.,
Premises: 16/5, Road: Dakshin Buxarah 1st Bye
Lane(word-41), Ward: 041, Holding: 16/5 Deed
Registered in: A.R.A. - II KOLKATA

Property Type: Land
Transaction: [0138] Sale,
Development Power of
Attorney after Registered
Development Agreement

Plot No: Area of Land:
Khatian: 25.8844 decimal (15
Katha, 11 Chatak)
Area of Structure:
400 Sq Ft

Deed No: I-190212906/2024 Volume: , Page:
710837 - 710863 Date of Registration:
01/11/2024 Date of Completion: 06/11/2024 ✓
Query No: 19028002782474/2024 Serial No:
1902014976/2024

District: Howrah, PS, Shibpur, Municipality:
HOWRAH MUNICIPAL CORPORATION.,
Premises: 16/5, Road: Dakshin Buxarah 1st Bye
Lane(word-41), Ward: 041, Holding: 16/5 Deed
Registered in: A.R.A. - IV KOLKATA

Property Type: Land
Transaction: [0101] Sale,
Sale Document

Plot No: Area of Land:
Khatian: 25.8844 decimal (15
Katha, 11 Chatak)
Area of Structure:
400 Sq Ft

Deed No: I-190415647/2024 Volume: , Page:
802909 - 802949 Date of Registration:
23/10/2024 Date of Completion: 01/11/2024 ✓
Query No: 19042002193192/2024 Serial No:
1904015956/2024

District: Howrah, PS, Shibpur, Municipality:
HOWRAH MUNICIPAL CORPORATION.,
Premises: 16/5, Road: Dakshin Buxarah 1st Bye
Lane(word-41), Ward: 041 Deed Registered
in: A.R.A. - IV KOLKATA

Property Type: Land
Transaction: [0901]
Declaration, Declaration
relating to immovable
property

Plot No: Area of Land:
Khatian: 24.8457 decimal (15
Katha, 41.77 Sqft)
Area of Structure:
200 Sq Ft

Deed No: I-190417222/2024 Volume: , Page:
896876 - 896901 Date of Registration:
23/11/2024 Date of Completion: 29/11/2024 ✓
Query No: 19042002958091/2024 Serial No:
1904017608/2024

Party Details View

Name & Address	Status & Transaction	Deed Details
MOZAFFAR HOSSAIN MOLLAH Son of Late Haji Moslem Ali Mollah District: Howrah, PS: Uluberia, Pin: 711316, State: West Bengal., Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190212900/2024 Volume No: 1902-2024, Page No: 710864 to 710909 Date of Registration: 01/11/2024 Date of Completion: 06/11/2024 Query No: 19022002192783/2024 Serial No: 1902014970/2024
PRADIP KUMAR SINGH City: HOWRAH, District: Howrah, PS: Howrah, Pin: 711101, State: West Bengal., Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190212900/2024 Volume No: 1902-2024, Page No: 710864 to 710909 Date of Registration: 01/11/2024 Date of Completion: 06/11/2024 Query No: 19022002192783/2024 Serial No: 1902014970/2024
SAMBHAV CONSTRUCTION City: HOWRAH, District: Howrah, PS: Howrah, Pin: 711101, State: West Bengal., Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190212900/2024 Volume No: 1902-2024, Page No: 710864 to 710909 Date of Registration: 01/11/2024 Date of Completion: 06/11/2024 Query No: 19022002192783/2024 Serial No: 1902014970/2024

Party Details View

Name & Address	Status & Transaction	Deed Details
MOZAFFAR HOSSAIN MOLLAH Son of Late Haji Moslem Ali Mollah District: Howrah, PS: Uluberia, Pin: 711316, State: West Bengal., Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year].	Deed No: I-190212906/2024 Volume No: 1902-2024, Page No: 710837 to 710863 Date of Registration: 01/11/2024 Date of Completion: 06/11/2024 Query No: 19028002782474/2024 Serial No: 1902014976/2024
PRADIP KUMAR SINGH City: HOWRAH, District: Howrah, PS: Howrah, Pin: 711101, State: West Bengal., Country: India,	Status: Representative (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year].	Deed No: I-190212906/2024 Volume No: 1902-2024, Page No: 710837 to 710863 Date of Registration: 01/11/2024 Date of Completion: 06/11/2024 Query No: 19028002782474/2024 Serial No: 1902014976/2024
SAMBHAV CONSTRUCTION City: HOWRAH, District: Howrah, PS: Howrah,	Status: Organization (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Deed No: I-190212906/2024 Volume No: 1902-2024, Page No: 710837 to 710863 Date of Registration: 01/11/2024

711101, State: West Bengal, Country: India

Deed Registered in: A.R.A. - IV KOLKATA

Remarks: This Deed is Development Promise of Attorney after Registered Development Agreement of Deed No. 7007

Date of Completion: 06/11/2024

Query No: 19M2022193192/2024 Serial No: 19M011716/2024

Party Details View

Name & Address	Status & Transaction	Deed Details
Rajendra Kumar Goyal S/o of Rajendra Kumar Goyal District: South 24-Parganas, PS: Jadavpur, Pin: 700068, State: West Bengal, Country: India	Status: Seller Transaction: [0101] Sale, Sale Document Deed Registered in: A.R.A. - IV KOLKATA	Deed No: 1-19M156A7/2024 Volume No: 19M-2024, Page No: 2024/10 Date of Registration: 23/10/2024 Date of Completion: 01/11/2024 Query No: 19M2022193192/2024 Serial No: 19M011716/2024
Mozaffar Hossain Mollah Son of Late Haji Moslem Ali Mollah Village: Barngahal, District: Howrah, PS: Uluberia, Pin: 711316, State: West Bengal, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.R.A. - IV KOLKATA	Deed No: 1-19M156A7/2024 Volume No: 19M-2024, Page No: 2024/10 Date of Registration: 23/10/2024 Date of Completion: 01/11/2024 Query No: 19M2022193192/2024 Serial No: 19M011716/2024
Rahul Goyal Son of Rajendra Kumar Goyal District: South 24-Parganas, PS: Jadavpur, Pin: 700068, State: West Bengal, Country: India,	Status: Seller Transaction: [0101] Sale, Sale Document Deed Registered in: A.R.A. - IV KOLKATA	Deed No: 1-19M156A7/2024 Volume No: 19M-2024, Page No: 2024/10 Date of Registration: 23/10/2024 Date of Completion: 01/11/2024 Query No: 19M2022193192/2024 Serial No: 19M011716/2024
Rajendra Kumar Goyal Son of Late Baurang Lal Gupta Alias Bajrang Lal Goyal District: South 24-Parganas, PS: Jadavpur, Pin: 700068, State: West Bengal, Country: India,	Status: Seller Transaction: [0101] Sale, Sale Document Deed Registered in: A.R.A. - IV KOLKATA	Deed No: 1-19M156A7/2024 Volume No: 19M-2024, Page No: 2024/10 Date of Registration: 23/10/2024 Date of Completion: 01/11/2024 Query No: 19M2022193192/2024 Serial No: 19M011716/2024

Party Details View

Name & Address	Status & Transaction	Deed Details
Mozaffar Hossain Mollah Son of Late Haji Moslem Ali Mollah District: Howrah, PS: Uluberia, Pin: 711316, State: West Bengal, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - IV KOLKATA	Deed No: 1-19M17222/2024 Volume No: 19M-2024, Page No: 2024/6 to 2024/11 Date of Registration: 23/11/2024 Date of Completion: 29/11/2024 Query No: 19M2022193192/2024 Serial No: 19M011716/2024
Pradip Kumar Singh Son of Late Naraj Singh District: Howrah, PS: Bantia, Pin: 711101, State: West Bengal, Country: India,	Status: Attorney (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - IV KOLKATA	Deed No: 1-19M17222/2024 Volume No: 19M-2024, Page No: 2024/6 to 2024/11 Date of Registration: 23/11/2024 Date of Completion: 29/11/2024 Query No: 19M2022193192/2024 Serial No: 19M011716/2024