

Plaban Basu

Advocate
High Court, Calcutta.

Chamber :

10, Old Post Office Street,
Kolkata - 700001.

Date: 20.02.2024

Mouza: Gopalpur

C.S Dag Nos.3300, 3301 corresponding to R.S & L.R Dag Nos. 2286, 2287

Title Search report

Description of the land:-

All That a piece and parcel of land admeasuring 15.6 Cottahs equivalent to 26 decimals (as per BL & LRO record) and 12 Cottahs 10 Chittacks (as per Deed) lying and situated at Mouza: Gopalpur, JL no. 2, R.S No. 140, Touzi No. 2998, under C.S Dag Nos.3300, 3301 corresponding R.S & L.R Dag Nos. 2286, 2287 comprised in R.S Khatian No. 1384, 438, 429, 902, L.R Khatian Nos. 7039, 7038, 11180, 11181, P.S Rajarhat now Airport, District North 24 Parganas, holding no. 6/65 Block-F, TentultalaKolkata- 700136, ward no. 04 previously within the ambit of Rajarhat-Gopalpur Municipality presently within the ambit of Bidhannagar Municipal Corporation. (said Property)

Present owners of the aforesaid property: -

ParthaSarathiGhosh, Sankar Kumar Ghosh

Searches made:

I have caused searching in the records available with the offices of the District Sub Registrar at North 24 Parganas and Additional District Sub Registrar at Bidhannagar for the period of 2010- 2024 and Registrar of Assurances at Kolkata for the period 2010-2024 as is maintained and made available. Connected entry i.e. Being nos. 12231, 12263 of 2022, 13187, 03211, 06255 of 2023 relating to Present Landowners' title found for the related period from 2010 to 2024. I have conducted search in respect of land lying and situated at Mouza: Gopalpur, under R.S & L.R Dag Nos. 2286, 2287, Police Station Rajarhat now Airport, District North 24 Parganas. No further Sale/Gift related entries found in the name of present owner for the related period of search, entries report are annexed herewith.

The searching report is available as on date of conducting search and the searching index are up to date from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

My report is as follows: -

Based upon the xerox copies of the supplied documents: -

Whereas Annada Prasad Ghosh settled and transferred All that a piece and parcel of land admeasuring a plot of land admeasuring 6 Cottahs 10 Chittacks under C.S Dag No. 3300 corresponding to R.S. & L.R Dag No. 2287, and land admeasuring 6 Cottahs under C.S Dag No. 3301 corresponding to R.S & L.R Dag No. 2286 in total 12 Cottahs 10 Chittacks unto and in favour of ParthaSarathiGhosh, Sankar Kumar Ghosh by a Deed of Settlement dated 23.03.1985 and same was duly registered with the office the Sub-Registrar at Bidhannagar (Salt-Lake city) and recorded in Book No. I. being no. 2146 for the year of 1985.

And whereas said ParthaSarathiGhosh, Sankar Kumar Ghosh became the joint owners of said land admeasuring 6 Cottahs 10 Chittacks under C.S Dag No. 3300 corresponding to R.S. & L.R

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Dag No. 2287, and land admeasuring 6 Cottahs under C.S Dag No. 3301 corresponding to R.S & L.R Dag No. 2286 in total 12 Cottahs 10 Chittacks by aforesaid Deed of Settlement dated 23.03.1985, being no. 2146, and same was mutated in the names of said ParthaSarathiGhosh, Sankar Kumar Ghosh vide L.R Khatian Nos. 7038, 7039, 11180, 11181.

And whereas said ParthaSarathiGhosh, Sankar Kumar Ghosh jointly entered into a Development Agreement dated 01.08.2022 with Mini Construction Pvt Ltd. for the purpose of development and construction of multi-storied building upon the said land and the same was duly registered with the office of Additional -Registrar of Assurances -IV at Kolkata and recorded in Book no. I, Volume no. 1904-2022, Pages 803817 to 803852, Being no. 190412231 for the year of 2022.

And whereas said ParthaSarathiGhosh, Sankar Kumar Ghosh executed a Development Power of Attorney dated 01.08.2022 and appointed Mini Construction Pvt Ltd. as their constituted Attorney to act on their behalf in respect of said and the same was duly registered with the office of Additional Registrar of Assurances-IV at Kolkata and recorded in Book no. I, Volume no. 1904-2022, Pages 802914 to 802938, Being no. 190412263 for the year 2022.

And whereas said ParthaSarathiGhosh, entered into a Modified Development Agreement dated 02.03.2023 with Mini Construction Pvt Ltd. for the purpose modified allocation of their respective flats and the same was duly registered with the office of Additional -Registrar of Assurances -IV at Kolkata and recorded in Book no. I, Volume no. 1904-2023, Pages 180038 to 180080, being no. 190413187 for the year of 2023.

And whereas said ParthaSarathiGhosh, executed a Development Power of Attorney dated 02.03.2023 and appointed Mini Construction Pvt Ltd. as his constituted Attorney to act on his behalf and the same was duly registered with the office of Additional Registrar of Assurances-IV at Kolkata and recorded in Book no. I, Volume no. 1904-2023, Pages 185054 to 185080, Being no. 190403211 for the year of 2023.

And whereas said ParthaSarathiGhosh, Sankar Kumar Ghosh jointly executed a Deed of Boundary Declaration dated 04.05.2023 and declared the boundary of the said land to Bidhannagar Municipal Corporation and the same was duly registered with the office of Additional -Registrar of Assurances -IV at Kolkata and recorded in Book no. I, Volume no. 1904-2023, Pages 318119 to 318132, being no. 190406255 for the year of 2023.

Certificate

I hereby certified that the property owners ParthaSarathiGhosh, Sankar Kumar Ghosh's, title appears to be clear and marketable.

PLA *Bash*
 BASU
 Signature of the Advocate
 HIGH COURT, CALCUTTA
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