

# ALOK SAFUI

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Advocate(Alipore Police Court)

Mob: 9830828274

Chamber: "Kantha Villa", 16/2, Rajani Kanta Das Road, P.S. Garfa, Kolkata - 700078,  
E-mail: [Alok.safui@gmail.com](mailto:Alok.safui@gmail.com).


## SEARCH REPORT

Re : ALL THAT a piece and parcel of the land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, together with 400 sq.ft. tile shed standing thereon, situated at Mouza-Chakgania Gachi, J.L. No.24, Pargana-Kolkata, Touzi No.151, R.S. No.8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, being KMC Premises No.1509, Mukundapur, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights appurtenances thereto.

PRESENT OWNER : We, (1) SRI BANKIM DAS, son of Sri Rabindra Nath Das & (2) SMT. TAPASI DAS, wife of Sri Bankim Das, both of 41, Rajdanga Sarat Park, P.O. EKTP, P.S. Kasba, Kolkata -700107.

I have caused searches the abovementioned property in the office of D.R. Alipore & A.D.S.R. Sealdah from 2011 to 2024 and I have gone through the title Deed, Link deed, record of right etc.

WHEREAS one Sri Mahendra Nath Baidya was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 1.08 Acres, situated at Mouza-Chakgania Gachi, J.L. No.24, Pargana-Kolkata, Touzi No.151, R.S. No.8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, and his name was duly recorded in the finally published Revisional Settlement records of rights as the absolute owner thereof.

  
**ALOK SAFUI**  
Advocate  
Alipore Police Court  
Kolkata-700027  
Enrolment No.F-460/99  
Mobile: 9830828274

09/02/2024

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AND WHEREAS while the said Mahendra Nath Baidya enjoyed the said land, died intestate leaving behind him surviving his wife Smt. Mrinalini Baidya and one son Biswanath Baidya, as his only legal heirs and successors, who jointly inherited the said land left by the said deceased.

AND WHEREAS for the purpose of selling, the said Smt. Mrinalini Baidya and Sri Biswanath Baidya divided the said land into several small plots and provided common passage for free access to those plots by a scheme plan.

AND WHEREAS by a Bengali Deed of Sale, dated 07.06.1982, registered in the office of District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.184, page from 116 to 121, Deed No.7452 for the year 1982, the said Smt. Mrinalini Baidya and Sri Biswanath Baidya sold, transferred and conveyed a plot of the said land measuring 4 Cottah 3 Chittak 1 sq.ft. out of which net land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, being Scheme Plot No.8, and road land measuring 12 Chitak 40 sq.ft. more fully described in the First Schedule hereunder written, unto and in favour of one Sri Pradip Roy Chowdhury son of Late Santosh Kumar Roy Chowdhury of 17, Garfa 3<sup>rd</sup> Lane, Kolkata-700075 then 43/L, Jheel Road, New Land, Pal Bazar, Kolkata-700031.

AND WHEREAS due to inadvertence and oversight, a mistake was crept in the said deed, which was duly rectified by the said Sri Pradip Roy Chowdhury, by executing a Declaration, dated 10.01.1994, registered at D.S.R. Alipore and recorded in Book No.I, Deed No.214 for the year 1994.

AND WHEREAS being in need of money, the said Sri Pradip Roy Chowdhury sold, transferred and conveyed the said plot of land measuring 4 Cottah 3 Chittak 1 sq.ft. out of which net land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, being Scheme Plot No.8, and road land measuring 12 Chitak 40 sq.ft., more fully described in the First Schedule hereunder written,

  
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09/02/2021

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by a Bengali Deed of Sale, dated 26.05.2000, registered in the office of District Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.10, page from 53 to 66, Deed No.362 for the year 2001 unto and in favour of the Owners herein.

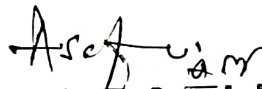
AND WHEREAS after such purchase, the owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.1509, Mukundapur, vide Assessee No.31-109-07-1509-8, Kolkata-700 099, upon payment of rates and taxes thereto.

AND WHEREAS thus the owners herein jointly seized and possessed of said net land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a more or less, having unfettered right, title and interest thereto and free from all encumbrances.

I have certified that the above mentioned Property is not subjected of any restriction of Urban Land (Ceiling and Regulation) At. 1976 and the same is fit for equatable mortgage.

During investigation the available records in the Office of D.R. Alipore and A.D.S.R. Sealdah from the year 2011 to 2024, no adverse entry is found in respect of the above mentioned property and so in my opinion the above mentioned property has a marketable title and free from all encumbrances.

Search Receipt is enclosed herewith.

  
**ALOK SAFUI**  
Advocate  
Alipore Police Court  
Kolkata-700027  
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Mobile: 9830828274

09/07/2024



No. REGN BB 036550

## Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 3550

Date of application ..... 6/2/24

Search for the year (s) ..... 2011-24

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

Name of person or property to be searched ..... DR. P. R. Saldan

Nature of document ..... P. 1509 Mukundar

Particulars of record to be inspected (year, number, book, volume and page in

the case of registered document) .....

From whom received ..... A. Saffari (Adv)

Fees paid under Article —

30/-

) (i)

) (ii)

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Registrar of