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Date: 05-11-23

SEARCH REPORT

Verification of title and search of Registration Reports pertaining to the freehold undivided property comprised of Banshbagan land situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **1.446 Satak in L.R. and R.S. Dag No. 546, Corresponding to L.R. Khatian No. 283, 1255,1275.**

A BRIEF BACKGROUND:

WHEREAS NEMAI CHANDRA MONDAL ALIAS NIMAI MONDAL was the recorded owner of the free hold Banshbagan but use as shali land measuring an area of 5.375 decimals, be the same a little more or less, **43 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 546**, under L.R. Khatian No. 283, lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District-South 24 Parganas, Kolkata- 700 059, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **NEMAI CHANDRA MONDAL ALIAS NIMAI MONDAL** sold and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.723 decimals in R.S. & L.R. Plot No. 546, under L.R. Khatian No. 283, situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 04.10.2023 Being No. 08483 for the Year 2023, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal **SOYEB HOSSAIN SHAIKH**, and accordingly he became the owner of the above said property by way of this Deed and applying for

mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

WHEREAS one **MITHUN MONDAL** was the recorded owner of the free hold undivided Banshbagan but use as Shali land measuring an area of 3.5862 decimals, be the same a little more or less, out of **43 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 546**, lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal, mutated his name in the record of rights under L. R. Khatian No. 1255, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **MITHUN MONDAL** Exchanged and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.3615 decimals in R.S. & L.R. Plot No. 546, under L.R. Khatian No. 1255, situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal to **NEMAI CHANDRA MONDAL ALIAS NIMAI MONDAL** by virtue of a Registered Bengali Deed of Exchange, vide Deed No. 03.10.2023 Being No. 08384 for the Year 2023, in the A.D.S.R., Bhangore, South 24 Parganas, accordingly they became the owner of the above said property by way of this Deed and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **NEMAI CHANDRA MONDAL ALIAS NIMAI MONDAL** sold and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.3615 decimals in R.S. & L.R. Plot No. 546, under L.R. Khatian No. 1255, situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 04.10.2023 Being No. 08483 for the Year 2023, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal **SOYEB HOSSAIN SHAIKH**, and accordingly he

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became the owner of the above said property by way of this Deed and applying for mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

WHEREAS one **TUTUL MONDAL** was the recorded owner of the free hold undivided Banshbagan but use as Shali land measuring an area of 3.5819 decimals, be the same a little more or less, out of **43 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 546**, lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal, mutated his name in the record of rights under L. R. Khatian No. 1275, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **TUTUL MONDAL** Exchanged and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.3615 decimals in R.S. & L.R. Plot No. 546, under L.R. Khatian No. 1275, situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal to **NEMAI CHANDRA MONDAL ALIAS NIMAI MONDAL** by virtue of a Registered Bengali Deed of Exchange, vide Deed No. 03.10.2023 Being No. 08384 for the Year 2023, in the A.D.S.R., Bhangore, South 24 Parganas, accordingly they became the owner of the above said property by way of this Deed and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **NEMAI CHANDRA MONDAL ALIAS NIMAI MONDAL** sold and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.3615 decimals in R.S. & L.R. Plot No. 546, under L.R. Khatian No. 1275, situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 04.10.2023 Being No. 08483 for the Year 2023, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas,

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West Bengal **SOYEB HOSSAIN SHAIKH**, and accordingly he became the owner of the above said property by way of this Deed and applying for mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

PRESENT OWNER:

Land situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **1.446 Satak in L.R. and R.S. Dag No. 546 the present owners are :**

- a) Nimai Mondal for 5.375 Decs.
- b) Mithun Mondal for 3.5862 Decs.
- c) Tutul Mondal for 3.5819 Decs.

REGISTRY OFFICE SEARCHING:-

We have examined the documents detailed below handed over to us in respect of the above property and have caused searches in respect of the property in Index II, regarding the above noted land in the record of D.R. – Alipore (from year 2000 to 2003), ADSR- Bhangore (from year 2003 to 2020), DSR –III Alipore– (from the year 2003 to 2015), DSR –V Alipore– (from the year 2015 to 2020) and Additional Registrar of Assurances, Kolkata from the year 2002 to 2020 also we have search through online.

During this period, we didn't found the any entries in the above Registry Office with regard to the R.S. & L.R. Dag No. 546 as per the available records of the concerned offices of the Registrar.

COURT SEARCHING

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Further, searches have been performed in the name of present and previous owner with information Slip in the Title suit filing register of Civil Court at Alipore in the Court of Ld. 7th Civil judge (Senior Division) for the years starting from 2010 to 2021 ,total 12 years and in the Court of Ld. 6th Civil Judge (junior Division) for the year Starting from 2009 to 2018, total 12 years and in the Ld. 1st Addl. Civil Judge (junior Division) for the year Starting from 2019 to 2021 , total 12 years and no litigation is pending and the court searching slips are enclosed herewith.

THE RECORDS AT BHANGORE BLOCK LAND AND LAND REFORMS OFFICE (B.L. & L.R.O.)

L.R. Record:

We have obtained the records related to the entry of names in the L.R. Plot Information (P.I.) at the B.L. & L.R.O. – Bhangore, South 24 Parganas with respect to above L.R. Dag No. 546 and it is found that the name of present owners are mentioned as follows:

- A) Nimai Mondal for 5.375 Decs. under L.R. Khatian No. 283.
- B) Mithun Mondal for 3.5862 Decs. under L.R. Khatian No. 1255.
- C) Tutul Mondal for 3.5819 Decs. under L.R. Khatian No. 1275.

LAND ACQUISITION SEARCHING:

We are Searching Land Acquisition Department through RTI and they replied vide Memo No. L.A./954, Date – 05.02.2021, that the Plot No. 546 under P.S. K.L.C. are not found to be involved in any L.A. Case4 as on date.

PAPER PUBLICATION:

We are Published a Notice regarding the Plot No. 548 on Aajkal Paper, dated 24.01.2021

NATURE OF USE OF LAND:

As per the available record the land recorded as Banshbagan presently use as Shali Land and conversion required to Bastu from Banshbagan.

It is thus, from the relevant papers and documents and upon performing searches as mentioned above, we are of the opinion that the present owner holds good, clear and marketable title for the land as mentioned above and the property is free from all encumbrances, lien & charges and any prospective purchasers/buyers of the above mentioned property will also acquire good and marketable title thereto and valid mortgage can be created by the present owner, subject to the remarks as mentioned in the Special Remarks below. The valid mortgage can be created by depositing the following original documents:

1. Updated Plot Information copy.
2. Conversion Certificate(after conversion)

If the original Deed of Conveyance, as above noted, is not available with the present owner then the valid mortgage can be created by registering the Mortgage Deed.

SPECIAL REMARKS:

1. Our responsibility to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to us for this specific mandate.
2. This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to attain appropriate transaction of this nature.
3. We do not have any view on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report.

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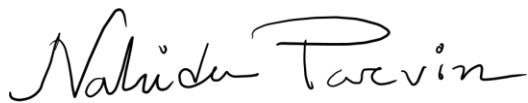
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4. We do not have any view on the possible disputes/litigations, if any, which may exist/not exist in public domain and not referred to in this report.
5. The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/disclosures provided by Client/Owner.

Documents Perused:

- A. L.R. Plot Information of L.R. Dag No.546;
- B. Registry office Searching Receipt.
- C. Court Searching Receipt

Prepared By:-



Adv. Nahida Parvin

Calcutta High Court
Enrolment No. – WB/1291/2012