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Date: 20/11/2021**SEARCH REPORT**

Verification of title and search of Registration Reports pertaining to the freehold undivided property comprised of Shali land situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Rajarhat, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **22 Satak in L.R. and R.S. Dag No. 548 Corresponding to under L.R. Khatian No(s). 932, 933, 821, 1178, 1179, 1180 & 1181.**

**A BRIEF BACKGROUND:**

**WHEREAS** Judhistir Chandra Mondal and Becharam mondal, both are sons of Ganesh Chandra was equally recorded owner of the freehold undivided shali land measuring an area of 22 decimals, being R.S Dag No. 548, under R.S. Khatian No.74 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Joint Sub-Registrar Deganga at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Judhisthir Chandra Mondal sold and/or transferred the freehold undivided shali land measuring an area of 22 decimals (Although he is the owner of 11 decimals) being R.S Dag No. 548 corresponding to C.S. Dag No. 477, under R.S. Khatian No. 74 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Joint Sub-Registrar Deganga at Bhangore in South 24 Parganas District, West Bengal by virtue of a registered sale deed, Being No. 6109 for the Year 1957, duly registered in the office of the Joint Sub-Registrar Deganga at Bhangore South 24 Parganas, to **Madar Mondal and Fakir Mondal** and accordingly they became the joint owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Madar Mondal passed away leaving behind his wife Astabala Mondal, eight sons, namely – Ratan Mondal, Shyam Mondal, Ramkrishna Mondal, Laksman Mondal, Bharat Mondal, Sarat Mondal, Mithu Mondal & Badal Mondal and three daughters, namely – Saraswati Mondal, Lakshmi Mondal & Bhagabati Mondal as his Legal heirs and successors.

**AND WHEREAS** said Fakir Mondal and 12 legal heirs of Madar Mondal 1. Astabala Mondal, 2. Ratan Mondal, 3. Shyam Mondal, 4. Ramkrishna Mondal, 5. Laksman Mondal, 6. Bharat Mondal, 7. Sarat Mondal, 8. Mithu Mondal 9. Badal Mondal, 10. Saraswati Mondal, 11. Lakshmi Mondal & 12. Bhagabati Mondal sold and/or transferred the freehold undivided shali land measuring about 11 decimals out of 22 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex 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 04.06.2010 Being No. 4691 for the Year 2010, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Prankrishna Sarkar and Basanti Sarkar** and accordingly mutated their name in the recent record of rights under L.R. Khatian No.932 & 933 before B.L. & L.R.O Bhangore.

**AND WHEREAS** said Becharam Mondal sold and/or transferred the freehold undivided shali land measuring about 3.34 decimals out of 11 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex 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 27.04.2005 Being No. 2614 for the Year 2005, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Kartick Ghosh** and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Becharam Mondal sold and/or transferred the freehold undivided shali land measuring about 3.33 decimals out of 11 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex 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 27.04.2005 Being No. 2615 for the Year 2005, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Dilip Adhikary** and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Becharam Mondal sold and/or transferred the freehold undivided shali land measuring about 3.34 decimals out of 11 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex 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 12.05.2006 Being No. 4567 for the Year 2006, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Sk.Abul** and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Becharam Mondal passed away leaving behind his wife, Malati Mondal, two sons, Bikash Mondal and Bivash Mondal and a daughter Babita Chakraborty as his legal heirs and successors.

**AND WHEREAS** after sad demise of Becharam Mondal his legal heirs, i.e. Malati Mondal, Bikash Mondal, Bivash Mondal and Babita Chakraborty got rest 01 decimal land out of 11 decimals, 0.25 each and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**PRESENT OWNER:**

Land situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Rajarhat, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **22 Satak in L.R. and R.S. Dag No. 548 the following are the present owners :**

- a) PRANKRISHNA SARKAR for 5.5 Decs.
- b) BASANTI SARKAR for 5.5 Decs.
- c) DILIP ADHIKARI for 3.33 Decs.
- d) KARTICK GHOSH for 3.34 Decs.
- e) SK. ABUL for 3.33 Decs.
- f) MALATI MONDAL for 0.25 Decs.
- g) BIKASH MONDAL for 0.25 Decs.
- h) BIVAS MONDAL for 0.25 Decs.
- i) BABITA CHAKRABORTY for 0.25 Decs.

**N.B.**-Becharam Mondal transferred his entire property, measuring an area of 11 decimals to Dilip Adhikari, Kartick Ghosh and Sk. Abul by way of three Registered Deed of Sale( Vide Deed No. 2614, Y-2005, 2615, Y-2005 and 4567/2006 ) during his life time although the Legal heirs' name have been recorded in the present L.R. ROR.

### **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 found the following entries in the above Registry Office with regard to the R.S. & L.R.Dag No. 548 which is subject matter of this search report:

<b>Sl. No.</b>	<b>Name of the Registry Office</b>	<b>Deed No. &amp; other details</b>	<b>Area of Land (in Decimal)</b>	<b>Remarks</b>
<b>1.</b>	Joint Sub-Registrar Deganga at Bhangore	D- 6109,Y-1957	22 Decimas, being C.S. Dag No. 477 R.S./L.R. Dag No. 548	<b>Collected from the Client</b>  <b>Related to this Report</b>
<b>2.</b>	DSR-III, Alipore	D- 4691, Y-2010	11 decimals out of 22 decimals R.S./L.R. dag No. 548	<b>Related to this Search Report</b>
<b>3.</b>	DSR-III, Alipore	D- 2614, Y-2005	3.34 decimals out of 22 decimals R.S./L.R. dag No. 548	<b>Related to this Search Report</b>
<b>4.</b>	DSR-III, Alipore	D- 2615, Y-2006	3.33 decimals out of 22 decimals R.S./L.R. dag No. 548	<b>Related to this Search Report</b>

5	DSR-III, Alipore	D- 4567, Y- 2006	3.33 decimals out of 22 decimals R.S./L.R. dag No. 548	<b>Related to this Search Report</b>
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as per the available records of the concerned offices of the Registrar.

Apart from the above noting, there is no other entry found in respect of the above noted Dag No. 548 as per the available records of the registry offices concerned.

**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. 548 and it is found that the name of present owners are mentioned as follows:

- j) Prankrishna Sarkar for 6 Decs. out of 22 Decs under L.R. Khatian No. 932. However as per share is the owner for 5.5 Decs.
- k) Basanti Sarkar for 5 Decs. out of 22 Decs under L.R. Khatian No. 933. However as per share is the owner for 5.5 Decs.
- l) Sarat Mondal for 0 Decs. out of 22 Decs under L.R. Khatian No. 821. However he has already sold the property vide Deed No. 4691/2010
- m) Malati Mondal for 3 Decs. out of 22 Decs under L.R. Khatian No. 1878. However her husband already sold the property during his life time.
- n) Bikash Mondal for 2 Decs. out of 22 Decs under L.R. Khatian No. 1879. However his father already sold the property during his life time.
- o) Bivash Mondal for 3 Decs. out of 22 Decs under L.R. Khatian No. 1880. However his father already sold the property during his life time.
- p) Babita Chakraborty for 3 Decs. out of 22 Decs under L.R. Khatian No. 1881. However her father already sold the property during his life time.

**N.B.**-Becharam Mondal transferred his entire property, measuring an area of 11 decimals to Dilip Adhikari, Kartick Ghosh and Sk. Abul by way of three

Registered Deed of Sale( Vide Deed No. 2614, Y-2005, 2615, Y-2005 and 4567/2006 ) during his life time although the Legal heirs' name have been recorded in the present L.R. ROR.

**R.S. Record:**

We have also obtained the records related to the entry of names in the R.S. records at the B.L. &L.R.O. – Bhangore, South 24 Parganas with respect to R.S Dag No. 548 and it is found that the names of the R.S. Recorded Owners mentioned :

**Under R.S. Khatian No. 57**

- a) Becharam Mondal for 11 Decimals
- b) Judhistir Mondal for 11 Decimals

**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. 548 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 Shali Land and conversion required to Bastu from Shali.

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. Deed of Conveyance dated 27.04.2005, Being No.2614, Y-2005
2. Deed of Conveyance dated 27.04.2005, Being No.2615, Y-2005
3. Deed of Conveyance dated 12.05.2006, Being No.4567, Y-2006
4. Deed of Conveyance dated 04.06.2010, Being No.4691, Y-2010
5. Updated khajna receipt.
6. Updated Plot Information copy.
7. Conversion Certificate(after conversation)

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:**

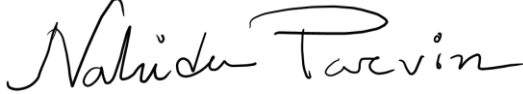
1. This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to attain appropriate transaction of this nature.
2. We do not have any view on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report.
3. 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.
4. The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned as well the information/disclosures provided by Client/Owner.

**Documents Perused:**

- A. Deed of Conveyance dated 24.09.1957, Being No.6109, Y-1957
- B. Deed of Conveyance dated 27.04.2005, Being No.2614, Y-2005
- C. Deed of Conveyance dated 27.04.2005, Being No.2615, Y-2005
- D. Deed of Conveyance dated 12.05.2006, Being No.4567, Y-2006

- E. Deed of Conveyance dated 04.06.2010, Being No.4691, Y-2010
- F. R.S Plot Information of R.S Dag No. 548
- G. L.R. Plot Information of L.R. Dag No.548
- H. Registry office Searching Receipt.
- I. L.A. Searching Report
- J. Paper Publication

*Prepared By:-*



***Adv. Nahida Parvin***  
***Calcutta High Court***  
***Enrolment No. - WB/1291/2012***