

Date: 20/11/2021

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 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 **04 Satak in L.R. and R.S. Dag No. 552 Corresponding to under L.R. Khatian No(s). 88,101,254,275,283,343,369,423,517,529,537 & 916.**

A BRIEF BACKGROUND:

WHEREAS Saheb Ali was the recorded owner of the freehold Banshbagan land measuring an area of 04 decimals, being R.S Dag No. 552, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar 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 Saheb Ali passed away, leaving behind his two sons, namely – **Sayad Ali** and **Iyad Ali** and one daughter, **Sarifan Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Saheb Ali, his both sons got $\frac{2}{5}$ th share, i.e. 1.60 decimals each and daughter got $\frac{1}{5}$ th share, i.e. 0.80 decimals and they became joint owner of the freehold undivided Banshbagan land measuring an area of 04 decimals, being R.S and L.R. Dag No. 552, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar 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 Sayad Ali passed away, leaving behind his two wives, namely – **Sabiran Bibi** and **Ruhitan Bibi** and five sons, namely – **Rahamat Ali, Hemat Ali, Doulat Ali, Ombat Ali** and **Jamsed Sk** and four daughters, namely – **Pousi Bibi, Rabeya Bibi, Monoara Bibi** and **Chayara Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Sayad Ali, his wives got $\frac{2}{16}$ th share conjointly, i.e. 0.20 decimals, i.e. 0.10 each wife, his five sons got $\frac{2}{16}$ th share each, i.e. 0.20 decimals each and four daughters got $\frac{1}{16}$ th share each, i.e. 0.10 decimals each and they became joint owner of the freehold undivided Banshbagan land measuring an area of 04 decimals, being R.S and L.R. Dag No. 552, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar 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 above Sabiran Bibi, Hemat Ali, Jamsed Sekh, Monoara Bibi and Chayra Bibi sold and/or transferred the freehold undivided Banshbagan land measuring about 2.975 decimals out of his 0.70 decimals of land in R.S. & L.R. Plot No. 552 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 deed to **Bamacharan Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 369 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 said Bamacharan Mondal passed away, leaving behind his wife, **saraswati Mondal**, two sons, **Niranjan Mondal** and **Monoranjan Mondal** and five daughters, **Gita Naskar**, **Malina Mondal**, **Aloka Naskar**, **Namita Naskar** and **Kabita Baidya** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land measuring an area of 2.975 decimals, being R.S and L.R. Dag No. 552, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar 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 Monoranjan Mondal passed away, leaving behind his wife, **Maya Mondal**, sons, **Bappaditya Mondal** and a daughter, **Pampa Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land, being R.S. and L.R. Dag No. 552, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar 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 legal heirs of Ruhitan Bibi sold and/or transferred the freehold undivided Banshbagan land measuring about 0.30 decimals in R.S. & L.R. Plot No. 552 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 27.01.1999 Being No. 1805 for the Year 2001, duly registered in the office of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Madhusudan Mondal** and **Swapan Naskar** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Swapan Naskar sold and/or transferred the freehold undivided Banshbagan land measuring about 0.20 decimals in R.S. & L.R. Plot No. 552 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 29.11.2010 Being No. 8603 for the Year 2010, duly registered in the office of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Sabita Mondal** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Iyad Ali** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.28 decimals out of his 1.60 decimals of land in R.S. & L.R. Plot No. 552 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 12.8.1981 Being No. 8761 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nimai Mondal** and **Bharat Mondal** and they mutated their name in the recent record of rights under L.R. Khatian No. 283 & 423 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 said **Iyad Ali** sold and/or transferred the freehold undivided Banshbagan land measuring about 1.04 decimals in R.S. & L.R. Plot No. 552 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 12.8.1981 Being No. 8762 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24

Parganas, West Bengal to **Nitai Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 275 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 said Safiran Bibi passed away, leaving behind his five sons, namely – **Hanif Molla, Hamid Molla, Ahad Ali Molla, Sabir Ali Molla** and **Safikul Molla** and a daughter, Sarbanu Bibi as her legal heirs and successors.

AND WHEREAS said legal heirs of Safiran Bibi sold and/or transferred the freehold undivided Banshbagan land measuring about 0.80 decimals in R.S. & L.R. Plot No. 552 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 08.10.2013 Being No. 5071 for the Year 2013, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Dipas Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 916 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 – 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 **04 Satak in L.R. and R.S. Dag No. 552 the following are the present owners :**

- a) Bharat Mondal for 0.14 Decs.
- b) Nitai Mondal for 1.04Decs.
- c) Nimai Mondal for 0.14 Decs.
- d) Iyad Ali Sekh for 0.28
- e) Ombat Ali Sk for 0.20 Decs.
- f) Rahamat Ali Sk for 0.20 Decs.
- g) Pousi Bibi fir 0.10 Decs
- h) Rabeya Bibi for 0.10 Decs.
- i) Sabita Mondal for 0.20 decs.
- j) Madhusudan Mondal for 0.10 Decs,
- k) Bamacharan Mondal for 0.70 Decs.
- l) Dipas Mondal for 0.80 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 found the following entries in the above Registry Office with regard to the R.S. & L.R.Dag No. 552 which is subject matter of this search report:

Sl. No.	Name of the Registry Office	Deed No. & other details	Area of Land (in Decimal)	Remarks
1.	D.S.R. – III, Alipore, South 24 Parganas	D-1805,Y-2001	0.30 Decimas, being R.S./L.R. Dag No. 552	Related to this Report
2.	D.S.R. – III, Alipore, South 24 Parganas	D-8603,Y-2010	0.20 Decimas, being R.S./L.R. Dag No. 552	Related to this Report
3.	A.D.S.R. at Bhangore	D-8761,Y-1991	0.28 Decimas, being R.S./L.R. Dag No. 552	Related to this Report
4.	A.D.S.R. at Bhangore	D-8762,Y-1991	1.04 Decimas, being R.S./L.R. Dag No. 552	Related to this Report
5.	A.D.S.R. at Bhangore	D-5071,Y-2013	0.80 Decimas, being R.S./L.R. Dag No. 552	Related to this Report

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. 552 as per the available records of the registry offices concerned.

COURT SEARCHING

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 upto date (thFebruary 2021) total 12 years and in the Court of Ld.6th Civil Judge (junior Division) for the year Starting from 2009 to 2018 upto date (th2018) total 12 years and in the Ld. 1st Addl.Civil Judge (junior Division) for the year Starting from 2019 to 2021 upto date (th2021) 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. 552 and it is found that the name of present owners are mentioned as follows:

- a) Nitai Mondal for 1.04 Decs. out of 04 Decs under L.R. Khatian No. 275.
- b) Nimai Mondal for 0.14 Decs. out of 04 Decs under L.R. Khatian No. 283.
- c) Bharat Mondal for 0.14 Decs. out of 04 Decs under L.R. Khatian No. 423.
- d) Ombat Ali Sekh for. 0.20 Decs. out of 04 Decs under L.R. Khatian No. 101.
- e) Iyad Ali Sekh for. 0.28 Decs. out of 04 Decs under L.R. Khatian No. 88.
- f) Doulat Ali Sekh for. 0.20 Decs. out of 04 Decs under L.R. Khatian No. 254.
- g) Rahamat Ali Sekh for. 0.20 Decs. out of 04 Decs under L.R. Khatian No. 517.

- h) Pousi Bibi for 0.10 Decs. out of 04 Decs under L.R. Khatian No. 343.
- i) Rabeya Bibi for 0.10 Decs. out of 04 Decs under L.R. Khatian No. 529.
- j) Ruhitan Bibi for 0.10 Decs. out of 04 Decs under L.R. Khatian No. 537.
- k) Bamacharan Mondal for 0.70 Decs. out of 04 Decs under L.R. Khatian No. 369.
- l) Dipas Mondal for 0.80 Decs. out of 04 Decs under L.R. Khatian No. 816.

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. 552 and it is found that the names of the R.S. Recorded Owners mentioned :

Under R.S. Khatian No. 443

Saheb Ali – 04 Decimals.

LAND ACQUISITION SEARCHING:

We have already filed a RTI application , through post on 17.08.2021 in the office of the A.D.M (Land Acquisition),but till now we have not received any reply from their end.

PAPER PUBLICATION:

We are Published a Notice regarding the Plot No. 552 on Aajkal Paper, dated 25.04.2021

NATURE OF USE OF LAND:

As per the available record the land recorded as Banshbagan Landand 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:

- A. Deed of Conveyance dated 27.01.1999, Being No.1805, Y-2001
- B. Deed of Conveyance dated 29.11.2010, Being No.8603, Y-2010
- C. Deed of Conveyance dated 12.8.1981, Being No.8761, Y-1981
- D. Deed of Conveyance dated 12.8.1981, Being No.8762, Y-1981
- E. Deed of Conveyance dated 08.10.2013, Being No.5071, Y-2013
- F. Updated khajna receipt.
- G. Updated Plot Information copy.
- H. 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:

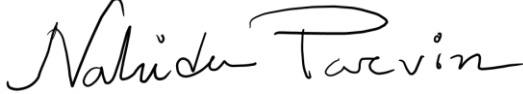
1. This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to attain appropriate transaction of this nature.
2. We do not have any view on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred 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 27.01.1999, Being No.1805, Y-2001

- B. Deed of Conveyance dated 29.11.2010,Being No.8603, Y-2010
- C. Deed of Conveyance dated 12.8.1981,Being No.8761, Y-1981
- D. Deed of Conveyance dated 12.8.1981,Being No.8762, Y-1981
- E. Deed of Conveyance dated 08.10.2013,Being No.5071, Y-2013
- F. R.S Plot Information of R.S Dag No. 552
- G. L.R. Plot Information of L.R. Dag No.552
- H. Registry office Searching Receipt.
- I. Court Searching Receipt
- J. L.A. Searching Report
- K. Paper Publication

Prepared By:-



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