

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 **33 Satak in L.R. and R.S. Dag No. 653 Corresponding to under L.R. Khatian No(s). 188, 262, 275, 283, 423, 549 & 1074.**

### **A BRIEF BACKGROUND:**

**WHEREAS Chani Bala Mondal** was the recorded owner of the freehold undivided shali land measuring 16.5 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar** and **Keshari bala Dasi** were the joint recorded owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal** and **Krishnapada Mondal** were the joint recorded owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**), being R.S Dag No. 653, under R.S. Khatian No.66 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 Chani Bala Mondal Gift and/or transferred the freehold undivided shali land measuring about 16.5 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotvim, 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 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal.**

**AND WHEREAS** accordingly they became the owners of the above said property by way of this Deed, of the said Gift Deed, sailen Mondal got 5.5 decimals land and Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal got 2.75 decimals land each and only sailen Mondal

mutated his name in the recent record of rights under L.R. Khatian No. 1074, 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 Nagendra Nath Mondal, Batakrishna Sardar, Keshari bala Dasi, Subal Mondal ,Nilmoni Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 12.375 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 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 **Nitai Mondal, Nimai Mondal** and **Bharat Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the recent record of rights under L.R. Khatian No. 275, 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 Nitai Mondal Gift and/or transferred the freehold undivided shali land measuring about 4.125 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 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 dated 01.8.2016 Being No. 3837 for the Year 2016, duly registered in the office of the A.D.S.R. at Bhangore, South 24 Parganas, West Bengal to **Sandhya Mondal** and **Suwendu Mondal** and accordingly they became the owners 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** said Suwendu Mondal Gift and/or transferred the freehold undivided shali land measuring about 2.06 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 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 dated 12.6.2017 Being No. 3196 for the Year 2017, duly registered in the office of the A.D.S.R. at Bhangore, South 24 Parganas, West Bengal to **Nitai Mondal** and accordingly they became the owners 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** said Hazra Mondal sold and/or transferred the freehold undivided shali land measuring about 2.0625 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 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 **Dhirendranath Mondal** and **Lakshman Chandra Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the recent record of rights under L.R. Khatian No. 262 & 549 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 Krishnapada Mondal passed away, leaving behind his wife, **Kamali Mondal**, three sons, namely – **Gopal Mondal**, **Ajit Mondal** and **Kenaram Mondal** and three daughters, namely- **Shyamali Biswas**, **Doli Das** and **Dipali Santra** as his legal heirs and successors.

**AND WHEREAS** said legal heirs of Krishnapada Mondal sold and/or transferred the freehold undivided shali land measuring about 2.0625 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 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 01.8.2011 Being No. 5774 for the Year 2011, duly registered in the office of the D.S.R.- III at Alipore, South 24 Parganas, West Bengal to **Sailen Mondal** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No. 1074 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 **33 Satak in L.R. and R.S. Dag No. 653 the following are the present owners :**

- a) NITAI MONDAL for 2.065 Decs.
- b) SANDHYA MONDAL for 2.06
- c) NIMAI MONDAL for 4.125 Decs.
- d) BHARAT MONDAL for 4.125 Decs.

- e) DHIRENDRA MONDAL for 1.031 Decs.
- f) LAKSHMAN CHANDRA MONDAL for 1.031 Decs.
- g) SAILEN MONDAL for 7.563 Decs
- h) TUTUL MONDAL for 2.75 Decs
- i) MITHUN MONDAL for 2.75 Decs
- j) DEBABRATA MONDAL for 2.75 Decs
- k) SUBRATA MONDAL for 2.75 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. 653 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>	A.R.A. Kolkata	D- 11724,Y- 2006	16.5 Decimas, being R.S./L.R. Dag No. 653	<b>Related to this Report</b>
<b>2.</b>	D.S.R.- III at Alipore, South 24 Parganas	D- 5774,Y- 2011	2.06 Decimas, being R.S./L.R. Dag No. 653	<b>Related to this Report</b>
<b>3.</b>	A.D.S.R.- at Bhangore, South 24 Parganas	D- 3837,Y- 2016	04 Decimas, being R.S./L.R. Dag No. 653	<b>Related to this Report</b>
<b>4.</b>	A.D.S.R.- at Bhangore, South 24	D- 3196,Y- 2017	02 Decimas, being R.S./L.R. Dag	<b>Related to this</b>

	Parganas		No. 653	Report
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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. 653 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. 7<sup>th</sup> Civil judge (Senior Division) for the years starting from 2010 to 2021 upto date (<sup>th</sup>February 2021) total 12 years and in the Court of Ld.6<sup>th</sup> Civil Judge ( junior Division) for the year Starting from 2009 to 2018 upto date ( <sup>th</sup>2018) total 12 years and in the Ld. 1<sup>st</sup> Addl.Civil Judge ( junior Division) for the year Starting from 2019 to 2021 upto date (<sup>th</sup>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. 653 and it is found that the name of present owners are mentioned as follows:

- a) Chanibala Mondal for 11 Decs. out of 33 Decs under L.R. Khatian No. 188.
- b) Nitai Mondal for 4.125 Decs. out of 33 Decs under L.R. Khatian No. 275.
- c) Nimai Mondal for 4.125 Decs. out of 33 Decs under L.R. Khatian No. 283.
- d) Bharat Mondal for 4.125 Decs. out of 33 Decs under L.R. Khatian No. 423.

- e) Dhirendranath Mondal for 1.031 Decs. out of 33 Decs under L.R. Khatian No. 262.
- f) Lakshman Chandra Mondal for 1.031 Decs. out of 33 Decs under L.R. Khatian No. 549.
- g) Sailen Mondal for 7.56 Decs. out of 33 Decs under L.R. Khatian No. 1074.

**N.B.-** Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal are the owner of land, measuring an area of 1.34 decimals by way of Registered Deed of Gift Vide Deed No. 11724, Y-2006 but they have not recorded their name 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. 653 and it is found that the names of the R.S. Recorded Owners mentioned :

### **Under R.S. Khatian No. 66**

- a) Chani Bala Mondal Mondal for 16.5 Decimals
- b) Nagendra Nath Mondal, Batakrishna Sardar and Keshari bala Dasi for 8.25 Decimals
- c) Subal Mondal, Hazra Mondal, Nilmoni Mondal and Krishnapada Mondal for 8.25 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. 653 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. 653 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 23.8.2006, Being No.11724, Y-2006
2. Deed of Conveyance dated 01.8.2011, Being No.5774, Y-2011
3. Deed of Conveyance dated 01.8.2016, Being No.3837, Y-2016
4. Deed of Conveyance dated 12.6.2017, Being No.3196, Y-2017
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.

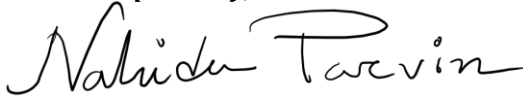
**SPECIAL REMARKS:**

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 mentioned below as well the information/disclosures provided by Client/Owner.

**Documents Perused:**

- A. Deed of Conveyance dated 23.8.2006, Being No.11724, Y-2006
- B. Deed of Conveyance dated 01.8.2011, Being No.5774, Y-2011
- C. Deed of Conveyance dated 01.8.2016, Being No.3837, Y-2016
- D. Deed of Conveyance dated 12.6.2017, Being No.3196, Y-2017
- E. R.S Plot Information of R.S Dag No. 653
- F. L.R. Plot Information of L.R. Dag No.653
- G. Registry office Searching Receipt.
- H. Court Searching Receipt
- I. L.A. Searching Report
- J. Paper Publication

*Prepared By:-*



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