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032/25  
Ref No.....

06.03.2025  
Date:-.....

**SEARCHING REPORT**

Ref.: **ALL THAT** piece and parcel of a plot of land measuring an area of 5 (Five) Cottahs 1 (One) Chittack more or less together with tile shed structure thereon measuring 300 Sq.ft. more or less lying and situated at Mouza - Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in R.S. Dag No. 441 & 444, under R.S. Khatian No. 35 & 112, being Municipal Holding No. 67,70, amalgamated holding No. 67, Badra Baroaritala Road Bye Lane, Kolkata - 700 079, within the jurisdiction of Dum Dum Police Station within the local limits of Dum Dum Municipality, Ward No. 01, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas.

Present owner of the above Land: (1) SMT. SUVRA GHOSH SMT. DEBASHMITA ROY (2) SMT. MUKUL GHOSH (2A) SRI ANIMESH GHOSH SMT. MOUMITA SAHA GHOSH (PAN - CFGPG2226F), (3) SRI DIPAK GHOSH (4) SRI CHANDAN GHOSH (5) SRI MITHUN GHOSH (6) SRI SAMBHUNATH GHOSH (7) SRI SUJAY GHOSH (8) SMT. RATNA MAJUMDER (9) SMT. KALYANI DUTTA (10) SRI SHIBA PADA DUTTA ( (11) SMT. KRISHNA CHAKRABORTY and (12) SMT. MIRA DUTTA

My Report is as Follows:

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| 1. | Year -1958 | That one Gopal Chandra Pramanik & others by a registered Deed of Conveyance registered at the office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 14, Pages from 45 to 49, Being No. 137 for the year 1958 sold and transferred the land area measuring .50 Decimal to Sri Gour Chandra Saha & others and another plot of land the said Gopal Chandra Pramanik & Others by a registered Deed of Conveyance registered at the office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 12, Pages from 41 to 44, Being No. 138 for the year 1958 sold and transferred the land area measuring .51 Decimal at Mouza - Badra, Khatian No. 112 to Sri Gour Chandra Saha & others. |
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| 2. | Year - 1968 | <p>That the said Gour Chandra Saha and others by a registered deed of Conveyance registered at the office of Sub-Registrar at Cossipore Dum Dum, recorded in Book No. I, Volume No. 123, Pages from 098 to 102, Being No. 8423 for the year 1964. Sold and transferred the said land to Sri Panchanan Saha. And another plot of land the said Sri Gour Chandra Saha sold, conveyed and transferred the said property unto and in favour of Sri Panchanan Saha, by virtue of one Bengali Saf Brikay Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 123, Pages 98 to 102 Being No. 8423 for the year 1968, by virtue of the aforesaid Deed, the said Sri Panchanan Saha became the absolute Owner of ALL THAT piece or parcel of land measuring an area of 1.01 Sataks be the same a little more or less, lying and situated at Mouza - Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Dag No. 441 under Khatian No. 35 (land measuring .23 Sataks) and Dag No. 444 under Khatian No. 112 (land measuring .78 Sataks), within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas</p> |
| 3  | 1974        | <p>That thereafter the said Sri Panchanan Saha sold, conveyed and transferred of ALL THAT piece or parcel of a plot of land measuring an area of 1 Cottahs 8 Chittacks be the same a little more or less out of the aforesaid land measuring 1.01 Sataks, lying and situated at Mouza - Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Dag No. 444 under Khatian No. 112 within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas unto and in favour of Sri Santosh Kumar Dutta, by virtue of one Bengali Saf Bikray Kobala dated 15.02.1974, duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 22, Pages 221 to 224, Being No 1177 for the year 1974,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4  | 1976        | <p>That the said Sri Panchanan Saha by a registered Deed of Conveyance dated 15.02.1974 registered at the office of Sub-Registrar at Cossipore Dum Dum, recorded in Book No. I, Pages from 217 to 220, Being No. 1176 for the year 1974 sold and transferred land area measuring 2 Cottahs more or less at Mouza - Badra, Dag No. 444, Khatian No. 112 to Sri Shiba Prasad Ghosh.</p> <p>That thereafter another the said Sri Panchanan Saha by another registered deed of Conveyance dated 03.01.1976, registered at the office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 9, Pages from 1 to 4, Being No. 31 for the year 1976 sold and transferred land area measuring 1 Cottah 9 Chittacks more or less at Dag No. 441 land area 1 Cottah and at Dag No. 444 land area 9 Chittacks) more or less to Sri Shib Prasad Ghosh. thereafter said Shib Prasad Ghosh mutate his name in the records of Dum Dum Municipality.</p>                                                                                                                                                                                                                                  |



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| 5. | Year - 1999 | That the said Shib Prasad Ghosh while seized and possessed of total land measuring an area of 3 Cottahs 9 Chittacks be the same a little more or less lying and situated at Mouza – Badra, Dag No. 441 & 444, Khatian No. 35 & 112 and at the time of enjoying the said the said Shib Prasad Ghosh died intestate on 14.11.1989 leaving behind his 7 sons Sri Goutam Ghosh, Sri Ashim Ghosh, Sri Dipak Ghosh, Sri Chandan Ghosh, Sri Mithun Ghosh, Sri Sambhu Nath Ghosh, Sri Sujoy Ghosh and one daughter Smt. Ratna Majumder to inherit the property left by him and his wife Smt. Sova Rani Ghosh (deceased) who died intestate on 27.02.1999. the said Ashim Kumar Ghosh died intestate on 18.11.1996 leaving behind his wife Smt. Mukul Ghosh one son Sri Animesh Ghosh and one daughter Smt. Moumita Saha to inherit the property left by him.                                                                                            |
| 6. | Year - 2003 | That the said Goutam Ghosh died intestate on 25.12.2003 leaving behind his wife Smt. Suvra Ghosh and one daughter Smt. Debashmita Ghosh Roy to inherit the property left by him.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 7. | Year - 2004 | That by way of inheritance the said Smt. Suvra Ghosh, Smt. Debashmita Ghosh Roy, Smt. Mukul Ghosh, Sri Animesh Ghosh, Smt. Moumita Saha, Sri Dipak Ghosh, Sri Chandan Ghosh, Sri Mithun Ghosh, Sri Sambhu Nath Ghosh, Sri Sujay Ghosh and Smt. Ratna Majumder became the absolute joint Owners of <u>ALL THAT</u> piece or parcel of land measuring an area of 3 Cottahs 9 Chittacks more or less together with kancha structure thereon measuring 200 Sq.ft. more or less lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in R.S. Dag No. 441 & 444, under R.S. Khatian No. 35 & 112, being Municipal Holding No. 67, Badra Baroaritala Road Bye Lane, Kolkata – 700 079, within the jurisdiction of Dum Dum Police Station within the local limits of Dum Dum Municipality, Ward No. 01, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas. |



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| 8.  | Year - 2006 | That the said Santosh Kumar Dutta died Intestate on 15.08.2006 leaving behind his surviving wife Smt. Kalyani Dutta, one son Sri Shiba Pada Dutta and two married daughter namely Smt. Krishna Chakraborty and Smt. Mira Dutta as his only legal heirs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 9.  | 2021        | Thereafter said Smt. Suvra Ghosh, Smt. Debashmita Ghosh Roy, Smt. Mukul Ghosh, Sri Animesh Ghosh, Smt. Moumita Saha, Sri Dipak Ghosh, Sri Chandan Ghosh, Sri Mithun Ghosh, Sri Sambhu Nath Ghosh, Sri Sujay Ghosh and Smt. Ratna Majumder the Land owners executed a Registered Development Agreement with <u>M/S. JASODA DEVELOPER</u> , a Proprietorship Firm having its registered office at 9/S-3, Tinpukur Badra, P. O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas represented by its Proprietor namely <u>SRI VIMAL PANDIT</u> , son of Sri Krishna Pandit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 51, P. K. Guha Road, P. O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas recorded in Book No. I, Volume No. 1506-2021 Pages from 18998 to 19041, being No 150600198 for the year 2021. And A registered Development Power of Attorney was also executed in favour of the Developer on 08.01.2021 recorded in Book No. I, Volume No. 1506-2021, Pages from 18632 to 18678, being No 150600215 for the Year 2021. both the Deed was registered before the A.D.S.R. Office at Cossipore Dum Dum in the District of North 24-Parganas. |
| 10. | Year -2023  | Thereafter said Developer <u>M/S. JASODA DEVELOPER</u> , a Proprietorship Firm having its registered office at 9/S-3, Tinpukur Badra, P. O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas represented by its Proprietor namely <u>SRI VIMAL PANDIT</u> , son of Sri Krishna Pandit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 51, P. K. Guha Road, P. O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas failed to complete the proposed Building as per terms and conditions of the Development Agreement. The Land Owners and the said Developer then amicably decided to revoke the Development Agreement and the Development Power of Attorney. They finally revoked/ Cancelled the Development Agreement on 22.05.2023 being No 150605258 for the Year 2023, Page No: 153628 to 153646 and the Deed of Revocation of the development Power of Attorney on 22.05.2023 being No.150600164 For the year 2023 both the Deed was registered before the A.D.S.R. Office at Cossipore Dum Dum in the District of North 24-Parganas.                                                                                                                   |



Year -2023

Thereafter said Smt. Suvra Ghosh, Smt. Debashmita Ghosh Roy, Smt. Mukul Ghosh, Sri Animesh Ghosh, Smt. Moumita Saha, Sri Dipak Ghosh, Sri Chandan Ghosh, Sri Mithun Ghosh, Sri Sambhu Nath Ghosh, Sri Sujay Ghosh and Smt. Ratna Majumder the Land owners entered into a Development agreement with Power of Attorney with "JASODA HEIGHTS PRIVATE LIMITED" a Company incorporated under the Companies Act. 1956, having its registered office at 9 Badra Tinpukur Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, represented by its Directors 1. SRI MANTU PANDIT, son of Sri Bano Pandit, 2. SRI VIMAL PANDIT, son of Sri Krishna Pandit both by faith – Hindu, by Nationality – Indian, by Occupation - Business, both are residing at 51, P.K. Guha Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, duly registered in the office of the A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2023, Pages 153647 to 153683, Being No.05259 for the year 2023. Smt. Kalyani Dutta, Sri Shiba Pada Dutta, Smt. Krishna Chakraborty and Smt. Mira Dutta the land owners decided to Develop on their land accordingly entered into one Development agreement with Power of Attorney with "JASODA HEIGHTS PRIVATE LIMITED" a Company incorporated under the Companies Act. 1956, having its registered office at 9, Badra Tinpukur Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, represented by its Directors 1. SRI MANTU PANDIT, son of Sri Bano Pandit, 2. SRI VIMAL PANDIT, son of Sri Krishna Pandit both by faith – Hindu, by Nationality – Indian, by Occupation - Business, both are residing at 51, P.K. Guha Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, the developer, duly registered in the office of the A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2023, Pages 233055 to 233084, Being No.08061 for the year 2023.



12 Year -2023

That Said SMT. SUVRA GHOSH, SMT. DEBASHMITA GHOSH ROY, SMT. MUKUL GHOSH, SRI ANIMESH GHOSH, SMT. MOUMITA SAHA, SRI DIPAK GHOSH, SRI CHANDAN GHOSH, SRI MITHUN GHOSH, SRI SAMBHU NATH GHOSH, SRI SUJAY GHOSH, SMT. RATNA MAJUMDER, SMT. KALYANI DUTTA, SRI SHIBA PADA DUTTA, SMT. KRISHNA CHAKRABORTY AND SMT. MIRA DUTTA are herein for the purpose of better use and convenient enjoyment/occupation and also for future construction on the aforesaid two contiguous plots of land and also to develop the aforesaid their two contiguous plots of land by construction building and also for causing preparation of building plan to that effect and for subsequent obtaining sanction of such building plan has agreed to amalgamate their said two contiguous plots of land and to amalgamated their said four municipal holding into a single holding, being new holding no. 67, Badra Baroaritala Road Bye Lane, Kolkata - 700 079, 5 (Five) Cottahs 1 (One) Chittack more or less together with tile shed structure thereon measuring 300 Sq.ft. more or less lying and situated at Mouza - Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in R.S. Dag No. 441 & 444, under R.S. Khatian No. 35 & 112, within the jurisdiction of Dum Dum Police Station within the local limits of Dum Dum Municipality, Ward No. 01, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas

**Note;** Considering The Search Report And In View Of Above I Am Of Opinion That The Said Land Is Good, Clear, Free And Marketable Title.



S. Shukla  
Thanking You.