

Binay Kumar Seth

Advocate

Alipore Judges' Court
Sherista No. D-11
(Opp. to Record Room)
Kolkata - 700 027
Email : binayseth1992@gmail.com

Chamber cum Residence:

West Nivedita Park Road-2
Beledanga, Muchipara
P.O.: Jote Shibrampur
P.S.: Maheshtala
Kolkata: 700 141
Mob: **89106 47900**

Dated: 14.04.2026

SEARCH AND TITLE REPORT

Ref:-

of **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or a little more less, lying and situated in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, at and being KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 131, together with all rights, easements, facilities and amenities annexed thereto.

Present Owner of the Property :-

FIRSTBLISS ENTERPRISES PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 2013 having its registered Office on the 3rd Floor, Raj Laxmi Apartment Premises No.428,Parnasree Pally, Post Office - Parnasree, Police Station : Behala now Parnasree, Kolkata- 700060.

I have caused necessary searching through a regular searcher, in respect of the property under reference at the office of Additional District Sub-Registrar at Behala, District Sub-Registrar Alipore and Registrar of Assurance at Kolkata for the year 2014 to 2026, up to date and have gone through the papers and documents in respect of property under reference.

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My report is as follows :-

1. The State of West Bengal through its Land and Land Revenue Department acquired land measuring 75.77 acres, be the same or a little more or less, including Plot No. 227, C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, District-24-Parganas for the purpose of residence of the allottee members of the Parnasree Pally Samavaya Samity Limited, a registered Society, registered under the West Bengal Co-operative Act 1940, having its registered Office at Parnasree Pally, Behala, District : 24-Parganas (hereinafter referred to as the "***Said Samity***") by Declaration No. 3176L. Dev. dated 25/03/1950 and published in the Calcutta Gazette dated 30/03/1950 under the provisions of the Land Development and Planning Act, 1948 and delivered khas possession of the land to the said Samity on 16.02.1951 and subsequent dates.
2. A Memorandum of Agreement dated 16.12.1950 was executed by and between the said Samity and the State Government of West Bengal inter alia, empowering the said Samity to develop and to complete the development scheme in respect of the property stated hereinabove.
3. The said Samity had accordingly developed the land segregating, dividing and sub-dividing the entire property into several plots for use and enjoyment for residential purposes by way of formation and making roads and opened out free access leading to the said plots under different Scheme Nos. I, II, III and IV and offered to sell such plots to the members or Allottees of the said Samity.
4. One Sudhir Chandra Roy, son of Late Jogesh Chandra Roy, being one of the members, approached the authority of the said Samity expressing his eagerness for purchasing one of such plot, being Society Plot No. 227, measuring an area of 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or little more or less, lying and situate in

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C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas.

5. The Authority of the said Samity agreed to sell, convey and transfer the said Society Plot No. 227, measuring an area of 4(four) Cottahs 1 (one) Chittack 37 (thirty seven)Square Feet, be the same or little more or less, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas, in favour of Sudhir Chandra Roy.
6. By virtue of a registered Deed of Indenture dated 25.09.1975, the said Samity sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven)Square Feet, be the same or a little more less, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas, in favour of Sudhir Chandra Roy, son of late Jogesh Chandra Roy. The said Deed Indenture was registered at the Office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Volume No.240, Page from 152 to 159, Being No.9817 for the year 1975.
7. After purchasing the aforesaid property, the said Sudhir Chandra Roy thus became absolutely and indefeasibly seized and possessed of the same as Owner thereof and enjoying it by paying all up to date taxes and outgoings to the appropriate authorities.
8. By virtue of a registered Deed of Sale dated 11.01.1982, the said Sudhir Chandra Roy sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven)Square Feet, be the same or a little more less, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban

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Municipality, District-24 Parganas, in favour of Mamata Bardhan, wife of Ranajit Mohan Bardhan. The said Deed of Sale was registered at the Office of the District Registrar at Alipore and entered in Book No. I, Volume No. 240, Page from 152 to 159, Being No. 210 for the year 1982.

9. By virtue of Purchase, the same Mamata Bardhan, became the absolute Owner of the aforesaid property, owned and possessed of the same without interruption from anybody else and enjoying the same by paying taxes and outgoings to the appropriate authorities
10. The said Mamata Bardhan got a Plan Sanctioned from the Calcutta Municipal Corporation, for construction of a three storied building upon the aforesaid property and in conformity with the Sanction Plan, the said Mamata Bardhan, constructed a three storied building upon the aforesaid property.
11. Subsequently, the aforesaid house property, included with the Kolkata Municipal Corporation and the said Mamata Bardhan, got her name mutated in the records of the Kolkata Municipal Corporation and the property has since been known as KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation under Ward No. 131 under Assessee No. 41-131-16-0110-0, District: South 24-Parganas and enjoying the same by paying taxes and outgoings to the appropriate authorities.
12. During her life time, the said Mamata Bardhan executed her last Will and Testament dated 07.11.2008 bequeathing her all movable and immovable assets and property in favour of her husband namely, Ranajit Mohan Bardhan. If the said Ranajit Mohan Bardhan does not survive then the entire assets and property distributed to her son namely, Indrajit Bardhan and daughter namely, Mahua Guha in equal share. By virtue of this last Will and Testament, Ranajit Mohan Bardhan was appointed as the sole executor. If the said Ranajit Mohan Bardhan predeceased, the said Mamata Bardhan, Suchita Ghosh, her younger sister to be the sole executrix of the

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said last Will and Testament. In case the said Suchita Ghosh is unable to act then Shanta Ghosh, her cousin to be sole executrix of the said last Will and Testament.

13. The said Mamata Bardhan died testate on 11.05.2020, leaving behind her last Will and Testament. After the demise of the said Mamata Bardhan, the said Suchita Ghosh, one of the executrix of the said last Will and Testament filed application for obtaining Probate before the Hon'ble High Court at Calcutta, which was registered as P.L.A. No. 98 of 2022. It is pertinent to mention herein that the said Ranajit Mohan Bardhan, husband of the said Mamata Bardhan, predeceased on 02.03.2019.
14. After taking evidence and proof of the said Will, the Probate of the Will was granted and on payment of Court fees formal Probate was granted by the Hon'ble High Court at Calcutta.
15. In terms of the Will and its Probate, the said Indrajit Bardhan and Mahua Guha became the joint absolute Owners of the aforesaid house property being KMC Premises No. 110, Parnasree Pally Road No. IV, owned and possessed of the same without interruption from anybody else and got their names mutated in the records of the Kolkata Municipal Corporation under Assessee No. 41-131-16-0110-0 and enjoying the same by paying taxes and outgoings to the appropriate authorities.
16. By virtue of probate the said Indrajit Bardhan and Mahua Guha became the joint owners of **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or a little more less, whereupon a three storied building standing thereon, lying and situated in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, at and being KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 131 under Assessee No. 41-131-16-0110-0, District: South 24-Pargnas,

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together with all rights of easements, amenities and facilities annexed thereto.

17. By virtue of a registered Deed of Conveyance dated 28.11.2025, the said Mahua Guha for self and constituted Attorney of Indrajit Bardhan and jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or a little more less, whereupon a three storied building standing thereon, lying and situated in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, at and being KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 131 under Assessee No. 41-131-16-0110-0, District: South 24-Parganas, together with all rights of easements, amenities and facilities annexed thereto, unto and favour of **FIRSTBLISS ENTERPRISES PRIVATE LIMITED**. The said Deed of Conveyance was registered at the Office of District Sub-Registrar -II at Alipore, South 24-Parganas and entered in Book No. I, Volume No.1602-2025, Page from 847984 to 848008, Being No.160216761, for the year 2025.
18. After purchasing the aforesaid house property, the present Owner/Vendor seized and possessed of the same as owner and got its name mutated in the records of the Kolkata Municipal Corporation and enjoying the same by paying taxes and outgoings to the appropriate authority.
19. By virtue of purchase the present owner own and possess of **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or a little more less, lying and situated in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, at and being KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward

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No. 131, together with all rights, easements, facilities and amenities annexed thereto.

During searching no adverse entries were found in respect of the said property under reference.

I do hereby certify that **FIRSTBLISS ENTERPRISES PRIVATE LIMITED** is the absolute Owner in respect of the property under reference and the property has clear and marketable title and the said property is free from all encumbrances, liens and lispens.

Binay Kumar Seth

**Advocate
Enrollment
Number:
F/32/13/2017**

Enclo :-

Relevant Search Receipts.



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

☐ Query No ☒ Deed No

Deed Details

District

South 24-Parganas

Registration
Office

SOUTH 24

Deed No

16761

Deed Year

2025

Security Code

H5J5Y6

Submit

T4Y8G5



Service Count

10,33,04,186

Deed Details

****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0101] Sale, Sale Document	D.S.R. - I I SOUTH 24-PARGANAS	I- 160216761/2025	1602-2025 Page No: 847984 to 848008	28/11/2025	08/12/2025		1602017054/2025

****Updated Data******Name & Address of the Party**

Name	Address	Status
FIRSTBLISS ENTERPRISES PRIVATE LIMITED	District: South 24-Parganas, PS: Behala, Pin: 700060, State: West Bengal,, Country: India,	Status: Organization (Buyer)
INDRAJIT BARDHAN Son of Late Ranajit Mohan Bardhan	Pin: 10035, State: New York,, Country: United States,	Status: Seller
MAHUA GUHA Wife of Mr Gautam Guha	District: Mumbai, PS: THANE RAILWAY, Pin: 400706, State: Maharashtra,, Country: India,	Status: Seller
DILIP TAHLANI	District: South 24-Parganas, PS: Behala, Pin: 700060, State: West Bengal,, Country: India,	Status: Representative (Buyer)
MAHUA GUHA Wife of Mr Gautam Guha	District: Mumbai, PS: THANE RAILWAY, Pin: 400706, State: Maharashtra,, Country: India,	Status: Attorney (Seller)

****Updated Data******Details of Property**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : South 24-Parganas,PS :Behala,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :110,Road: Parnashree Pally Road (I,II,III,IV), , Ward: 131,	Property Type : Land Transaction :[0101] Sale, Sale Document		Area of Land: 6.78792 decimal (4 Katha,1 Chatak,37 Sqft) Area of Structure :4224 Sq Ft

****Updated Data****

Finance Department
Government of West Bengal

(https://wbifms.gov.in/GRIPS/)
(https://finance.wb.gov.in/)



Bangla
Sahayata
Kendra

(https://bsk.wb.gov.in/)



(https://www.wbifms.gov.in/)

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Last Updated : 20/05/2025

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Informatics Centre (http://www.nic.in/)

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