



Suprotim Saha

Advocate

Judges Court at Allpore and Barasat

MONOLATA, BA-12/2B,
Deshbandhu Nagar, Baguiati,
Kolkata - 700 059.

Ref: SS/Search/033/2024

Dated: 29.04.2024

SEARCH REPORT

Ref: ALL THAT piece and parcel of a plot of land identified as **Scheme Plot Nos. "A" and "B"** measuring about **2 [two] Cottahs 10 [ten] Chittacks 1 [one] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343** [land classified as **BASTU** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] and **7353** [land classified as **DANGA** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 and 68 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal;**

Present Owners of Premises:

[1A] SRIMATI KAKALI CHATTERJEE, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, **[1B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee and **[2] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee;

I have caused necessary searches in the Office of the District Sub-Registrar - I of the District North 24-Parganas at Barasat, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - I at Kolkata, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - II at Kolkata, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - III at Kolkata, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - IV at Kolkata, during the period from 2015 to 2024 and in the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, during the period from 2005 to 2024 and have inspected all other relevant documents in respect of the aforesaid property and found several entries as per records available in the Offices of the Registrar concern till the day of signing of this search report.

That my report as follows:

- A. That, by a **Mourashi Mokrari Paatah [Deed of Transfer]** dated the **21st** day of **February, 1952** corresponding to **8th** day of **Falgun, 1358 B. S. [1] SRI BIRENDRA NATH CHATTOPADHYAY**, son of Sri Radha Charan Chattopadhyay

and [2] **SRI BIJOY NARAYAN GHOSH**, son of Sri Charu Kumar Ghosh, therein referred to and called as the **Transferors** of the **One Part** jointly transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **6 [six] Cottahs 3 [three] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 appertaining to C. S. Khatian No. 701, within the local limits of the **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRIMATI AMIYA BALA DEVI**, wife of Sri Umanath Bandyopadhyay, therein referred to and called as the **Transferee** of the **One Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 9, Pages from 241 to 245, **Being No. 828** for the year **1952** and thus handed over the peaceful vacant physical possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Deed, said **SRIMATI AMIYA BALA DEVI**, wife of Sri Umanath Bandyopadhyay, became the sole and absolute owner of the aforesaid property and thus mutated her name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against her name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;
- C. That, during the course of enjoyment, by a **Deed of Settlement** dated the **21st** day of **December, 1988** corresponding to **5th** day of **Agrahayan, 1395 B. S.** said **SRIMATI AMIYA BALA DEVI**, wife of Late Umanath Bandyopadhyay, therein referred to and called as the **Settlor** of the **One Part** settled and bequeathed **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 5 [five] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **R T S** standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235**, within the local limits of the **South DumDum Municipality**, being **Municipal Holding No. 28, Bagulati Road, being Premises No. 32, Bagulati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, towards **one of her sons** namely **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, therein referred to and called as the **Settlee** of the **Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 115, Pages from 403 to 412, **Being No. 5602** for the year **1988** and thus handed over the peaceful vacant physical possession of the aforesaid property absolutely and forever;

- D. That, during the course of enjoyment, said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE** died intestate on **22nd** day of **January, 1989** and leaving behind her son said **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay along with her other children as the only legal heirs, successors and representatives towards the estate of deceased said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- E. That, after the demise of said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance and as according to the terms and condition of aforesaid **Deed of Settlement** dated the **21st** day of **December, 1988** said **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of aforesaid Property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;
- F. That, by virtue of law of inheritance, aforesaid Deed of Settlement and mutation as well said **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 5 [five] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;
- G. That, during the course of enjoyment **BHOLANATH BANERJEE** alias **BHOLANATH BANNDYOPADHYAY** died intestate on **20th** day of **December, 2020** and **his wife** namely **TRIPTI BANERJEE** died intestate before his death on **11th** day of **January, 2007** leaving behind him, **his 2 [two] daughters** namely **[1] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and **[2] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul, as the only legal heiresses, successors and representatives towards the estate of deceased **BHOLANATH BANERJEE** alias **BHOLANATH BANNDYOPADHYAY**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

H. That, by virtue of law of inheritance, said [1] **SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and [2] **SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, the Present Owners No. 1A and 1B became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 5 [five] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as the **Premises No. "A"**;

That my report as follows:

- A. That, during the course of enjoyment, by a **Deed of Settlement** dated the **21st** day of **November, 1988** corresponding to **5th** day of **Agrahayan, 1395 B. S.** said **SRIMATI AMIYA BALA DEVI**, wife of Late Umanath Bandyopadhyay, therein referred to and called as the **Settlor** of the One Part settled and bequeathed **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **R T S** standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235**, within the local limits of the **South DumDum Municipality**, being **Municipal Holding No. 28, Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, towards **one of her sons** namely **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Bandyopadhyay, therein referred to and called as the **Settlee** of the **Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 112, Pages from 393 to 402, **Being No. 5601** for the year **1988** and thus handed over the peaceful vacant physical possession of the aforesaid property absolutely and forever;
- B. That, during the course of enjoyment, said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE** died intestate on **22nd** day of **January, 1989** and leaving behind her son said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH**

BANNDYOPADHYAY, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay along with her other children as the only legal heirs, successors and representatives towards the estate of deceased said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;

- C. That, after the demise of said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance and as according to the terms and condition of aforesaid **Deed of Settlement** dated the **21st** day of **November, 1988** said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of aforesaid Property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;
- D. That, by virtue of law of inheritance, aforesaid Deed of Settlement and mutation as well said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Bagulati Road**, being **Premises No. 32, Bagulati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;
- E. That, during the course of enjoyment out of love and affection by a **Deed of Gift** dated the **25th** day of **July, 2022**, said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337**

corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to **C. S. Khatian No. 701** corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, towards **his only own daughter** namely **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, therein referred to and called as the **Donee** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2022, Pages from 365858 to 365876, **Being No. 150609606** for the year **2022** and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- F. That, by virtue of aforesaid Deed of Gift, said **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Present Owner No. 2 herein became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in **C. S. Dag No. 2935** corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to **C. S. Khatian No. 701** corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as the **Premises No. "B"**;

That my report as follows:

- A. That, during the course of enjoyment said **[1] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and **[2] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee along with said **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Present Owners herein intend to develop their respective properties by way of erection of new multi-storied building thereon and to that effect by a **Deed of Amalgamation** dated the **23rd** day of **September, 2022** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2022, Pages from

455068 to 455085, **Being No. 150612839** for the year **2022** said **[1] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and **[2] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, therein referred to and called as the **Parties of the One Part** and said **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, therein referred to and called as the **Party of the Other Part** amalgamated their respective properties into a single property i.e. **ALL THAT** piece and parcel of a plot of and identified as **Scheme Plot Nos. "A" and "B"** measuring about **2 [two] Cottahs 10 [ten] Chittacks 1 [one] Square Feet** more or less **TOGETHER WITH 2 [two] separate Roof Tile Shed**, each measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343** [land land classified as **BASTU** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] and **7353** [land land classified as **DANGA** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 68 and 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is specifically and particularly mentioned in the **First Schedule** written hereunder and herein referred to and called as the **"SAID PREMISES"**;

- B. That, while thus said **[1A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, **[1B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee and **[2] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Present Owners herein, enjoying the aforesaid property as the joint and absolute owners, they with a view to construct a multi storied building at the said premises enquired and discussed various contractors, developers regarding construction of multi storied building and gained knowledge thereto;
- C. That, said **[1A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, **[1B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee and **[2] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Present Owners herein had jointly entered into a **Development Agreement** on **23rd day of September, 2022** with one reputed Developer namely **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at **63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal**, represented by one of

its **Partners and Authorized Signatory** namely **SRI SRI AVISHEK SAHA**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, the Developer/ Promoter herein under some, terms, conditions and allocation as specifically mentioned therein which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, DumDum** and recoded into Book No. I, Volume No. 1506-2022, Pages from 455563 to 455599, **Being No. 150612848** for the year **2022** and also said **[1A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, **[1B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee and **[2] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Present Owners herein had nominated, appointed and constituted said **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI SRI AVISHEK SAHA**, son of Sri Debdas Saha, as **Constituted Attorney** by virtue of a **Development Power of Attorney after Registered Development Agreement** made and executed on **23rd day of September, 2022** which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, DumDum** and recoded into Book No. I, Volume No. 1506-2022, Pages from 456649 to 456667, **Being No. 150612904** for the year **2022**;

- D. That after execution of aforesaid Development Agreement and Development Power of Attorney after Registered Development Agreement, some mistakes and/or inaccuracies has been found in aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** and to that effect, by a **Deed of Declaration** dated the **3rd day of November, 2023**, said **[1A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, **[1B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee and **[2] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the **Landowners/Declarants No. 1** of the **One Part** and **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI SRI AVISHEK SAHA**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, the **Developer/Declarant No. 2** of the **Other Part** jointly rectified the mistakes and/or inaccuracies which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, DumDum** and recoded into Book No. IV, Volume No. 1506-2023, Pages from 5848 to 5860, **Being No. 150600360** for the year **2023**;

That, by virtue of aforesaid law of inheritance, aforesaid Deeds and mutation as well, the Present Owners herein became the absolute joint owners of aforesaid Premises and seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sorts of encumbrances, attachments, liens, lispens, alignments, requisitions, acquisitions and liabilities whatsoever;

Hence, in my opinion that the aforesaid Present Owners absolutely hold good, clear and fair marketable title to aforesaid Premises as per records available in the Offices of the Registrar concern and the aforesaid Premises are also free from all sorts of encumbrances and attachments whatsoever.

The receipts for the relevant searches are enclosed herewith.

Suprotim Saha
Advocate

Government of West Bengal
Office of the D.S.R. – I NORTH 24-PARGANAS
Receipt for fees deposited for Search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07343
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

Government of West Bengal
Office of the D.S.R. – I NORTH 24-PARGANAS
Receipt for fees deposited for Search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: UR – 07349
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

**Government of West Bengal
Office of the A. R. A. – I KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07343
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

**Government of West Bengal
Office of the A. R. A. – II KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07343
Applicant Name : Mr Suprotim Saha
Search Result : **No Record Found**

**Government of West Bengal
Office of the A. R. A. – III KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07343
Applicant Name : Mr Suprotim Saha
Search Result : **No Record Found**

Government of West Bengal
Office of the A. R. A. – IV KOLKATA
Receipt for fees deposited for search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2015 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07343
Applicant Name : Mr Suprotim Saha

Search Result :

| Sl. No. | Property Location | Property Type & Transaction | Plot & Khatian No. and Zone | Area of Property |
|----------------|---|--|---------------------------------|---|
| 1 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Dakshin Para Road, , Ward: 026, Floor No : 3, Flat No : 3C Deed Registered In: A.R.A. - IV KOLKATA | Property Type: Apartment Transaction: [0101] Sale, Sale Document | Plot No: LR-7343 Khatian: 02432 | Flat/Apartment: 730 sq.ft.(Super Build Area) |
| Deed Details : | | Deed No: I-190400500/2021 Volume: , Page: 36053 - 36086 Date of Registration: 03/02/2021 Date of Completion: 10/02/2021 Query No: 19042001781993/2020 Serial No: 1904000403/2021 | | |

Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07343
Applicant Name : Mr Suprotim Saha

Search Result:

| Sl. No. | Property Location | Property Type & Transaction | Plot & Khatian No. and Zone | Area of Property |
|----------------|---|--|--|--|
| 1 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, , Ward: 26, Holding: 69 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members | Plot No : LR-7343 Khatian: 520 | Area of Land : 1.0576 decimal (10 Chatak,11.5 Sqft) Area of Structure: 200 Sq Ft |
| Deed Details : | | Deed No: I-150609606/2022 Volume: , Page: 365858 - 365876 Date of Registration: 25/07/2022 Date of Completion: 26/07/2022 Query No: 15062002187612/2022 Serial No: 1506009706/2022 | | |
| 2 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, , Ward: 26 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [1301] Merger /Demerger, Amalgamation (Other than company amalgamation) | Plot No : LR-7343 Khatian: 520 | Area of Land : 2.16677 decimal (1 Katha,5 Chatak, 0.5 Sqft) Area of Structure: 400 Sq Ft |
| Deed Details : | | Deed No: I-150612839/2022 Volume: , Page: 455068 - 455085 Date of Registration: 23/09/2022 Date of Completion: 28/09/2022 Query No: 15062002713093/2022 Serial No: 1506013084/2022 | | |
| 3 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement | Plot No : LR-7343 Khatian: 520 | Area of Land : 2.16677 decimal (1 Katha,5 Chatak, 0.5 Sqft) Area of Structure: 200 Sq Ft |
| Deed Details : | | Deed No: I-150612848/2022 Volume: , Page: 455563 - 455599 Date of Registration: 23/09/2022 Date of Completion: 29/09/2022 Query No: 15062002711746/2022 Serial No: 1506013086/2022 | | |
| 4 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement | Plot No : LR-7343 Khatian: 520 | Area of Land : 2.16677 decimal (1 Katha,5 Chatak, 0.5 Sqft) Area of Structure: 200 Sq Ft |
| Deed Details : | | Deed No: I-150612904/2022 Volume: , Page: 456649 - 456667 Date of Registration: 23/09/2022 Date of Completion: 29/09/2022 Query No: 15068002871922/2022 Serial No: 1506013123/2022 | | |
| 5 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, , Ward: 26, Floor No : 3, Flat No : 3B Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession | Plot No: LR-7343, LR-7353 Khatian: 00520 | Carpet Area: 770 sq.ft.(Carpet Area) |
| Deed Details : | | Deed No: I-150601609/2024 Volume: , Page: 52448 - 52478 Date of Registration: 19/02/2024 Date of Completion: 19/02/2024 Query No: 15062000379627/2024 Serial No: 1506001655/2024 | | |

Government of West Bengal
Office of the D.S.R. – I NORTH 24-PARGANAS
Receipt for fees deposited for Search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
Applicant Name : Mr Suprotim Saha
Search Result : **No Record Found**

Government of West Bengal
Office of the D.S.R. – I NORTH 24-PARGANAS
Receipt for fees deposited for Search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
Applicant Name : Mr Suprotim Saha
Search Result : **No Record Found**

**Government of West Bengal
Office of the A. R. A. – I KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
Applicant Name : Mr Suprotim Saha
Search Result : **No Record Found**

**Government of West Bengal
Office of the A. R. A. – II KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

**Government of West Bengal
Office of the A. R. A. – III KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
Applicant Name : Mr Suprotim Saha
Search Result : **No Record Found**

Government of West Bengal
Office of the S. & A. Inspector
Bengal for the Department for research
Form - 1200

Date of Application

12/12/2014

Search for the year

From 2012 to 2014

Region to be searched

District: North 24 Parganas, 22 Parganas, West Bengal, District for 2014

Applicant Name

Mr. Ananta Das

Search Result

No. Records Found

**Government of West Bengal
Office of the A. R. A. – IV KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2015 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for search
From – 1556

Date of Application : 29/04/2024
 Search for the year : From 2005 To 2024
 Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 07353
 Applicant Name : Mr Suprotim Saha

Search Result:

| Sl. No. | Property Location | Property Type & Transaction | Plot & Khatian No. and Zone | Area of Property |
|----------------|---|--|--|---|
| 1 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, , Ward: 26, Holding: 69 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members | Plot No : LR-7353 Khatian: 520 | Area of Land : 1.0576 decimal (10 Chatak, 11.5 Sqft) Area of Structure: 200 Sq Ft |
| Deed Details : | | Deed No: I-150609606/2022 Volume: , Page: 365858 - 365876 Date of Registration: 25/07/2022 Date of Completion: 26/07/2022 Query No: 15062002187612/2022 Serial No: 1506009706/2022 | | |
| 2 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, , Ward: 26 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [1301] Merger /Demerger, Amalgamation (Other than company amalgamation) | Plot No : LR-7353 Khatian: 520 | Area of Land : 2.16677 decimal (1 Katha, 5 Chatak, 0.5 Sqft) Area of Structure: 400 Sq Ft |
| Deed Details : | | Deed No: I-150612839/2022 Volume: , Page: 455068 - 455085 Date of Registration: 23/09/2022 Date of Completion: 28/09/2022 Query No: 15062002713093/2022 Serial No: 1506013084/2022 | | |
| 3 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement | Plot No : LR-7353 Khatian: 520 | Area of Land : 2.16677 decimal (1 Katha, 5 Chatak, 0.5 Sqft) Area of Structure: 200 Sq Ft |
| Deed Details : | | Deed No: I-150612848/2022 Volume: , Page: 455563 - 455599 Date of Registration: 23/09/2022 Date of Completion: 29/09/2022 Query No: 15062002711746/2022 Serial No: 1506013086/2022 | | |
| 4 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement | Plot No : LR-7353 Khatian: 520 | Area of Land : 2.16677 decimal (1 Katha, 5 Chatak, 0.5 Sqft) Area of Structure: 200 Sq Ft |
| Deed Details : | | Deed No: I-150612904/2022 Volume: , Page: 456649 - 456667 Date of Registration: 23/09/2022 Date of Completion: 29/09/2022 Query No: 15068002871922/2022 Serial No: 1506013123/2022 | | |
| 5 | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 32, Road: Baguihati Road, , Ward: 26, Floor No : 3, Flat No : 3B Deed Registered in: A.D.S.R. COSSIPORE DUMDUM | Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession | Plot No: LR-7343, LR-7353 Khatian: 00520 | Carpet Area: 770 sq.ft.(Carpet Area) |
| Deed Details : | | Deed No: I-150601609/2024 Volume: , Page: 52448 - 52478 Date of Registration: 19/02/2024 Date of Completion: 19/02/2024 Query No: 15062000379627/2024 Serial No: 1506001655/2024 | | |