

Rama Paul

B.A. LL.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA - 700 027

Residence Chamber

71, Selimpur Lane,
Kolkata - 700 031
7-9 A.M. & 8-10 P.M.

Ref. :

Date : 08/07/22

SEARCHING REPORT

Ref:- **ALL THAT** piece or parcel of Bastu Land measuring about **03 Cottahs 06 Chittaks** be the same a little more or less but after physical measurement now available is **03 Cottahs 05 Chittaks 33 sq. ft** be the same a little more or less with **200 sq.ft RT** structure with Cemented floor standing thereon situated in the District of South 24 Parganas, P.S. Sonarpore A.D.S.R.O. Garia, at Mouza - Sreepur Bagharghole, J.L. No. 59, comprised in R.S. Dag No. 166, under R.S. Khatian No. 966, corresponding to L.R. Dag No. 413, under L.R. Khatian No. 733, now within the limits of Rajpur Sonarpur Municipality Ward No. 34, under being Holding **No. 407, Sripur Bagharghole.**

PRESENT OWNER- SRI NABENDU GHOSHAL, (PAN-AIRPG 8727F) (AADHAR - 7110 9408 1655), Son of Late Durgapada Ghoshal, by faith- Hindu, by Nationality- Indian, by Occupation - Service, residing at Sripur Bagharghole, Rakshiter More, P.O. - Boral, P.S. Sonarpur, Kolkata- 700154.

This is to certify that I have caused necessary searches in Index- II, in the office of D.S.R- III & D.S.R- IV, Alipore, A.D.S.R Sonarpur, Dist. 24 pgs(s) for the period from 2006 to 2022 and A.R.A- I Kolkata for the period from 2002 to 2022 in respect of the above mentioned land.

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TITLE OF THE PROPERTY

WHEREAS ALL THAT piece and parcel of land measuring 05 Cottahs 06 Chittks more or less situated at Mouza - Sreepur Bagharghol, J.L. No. 59, comprised in R.S. Dag No. 166, under R.S. Khatian No. 966, now within the limits of Rajpur- Sonarpur Municipality Ward No. 34, under P.S. - Sonarpur, District - South 24 Parganas, belonged to **SRI GIRINDRA MOHAN GHOSAL @ GHOSHAL**, son of Late Surendra Nath Ghosal which he has got by virtue of purchase from then owner of the said land Surendra Nath Ghosal by a sale Deed (Bengali Sub Kobala) registered in the office of A.D.S.R. Sonarpur, recorded in book no. 1, Volume no. IV, Pages from 224 to 229, Being no. 204, for the year 1991 and mutated his name in the records of B.L. & L.R. office which has been recorded in the L.R. record of rights in respect of his said property being L.R. Dag no. 413 under L.R. Khatian No. 733 and had been seized and possessed the said property without any disturbance or interference in any manner whatsoever.

AND WHEREAS the said **SRI GIRINDRA MOHAN GHOSAL @ GHOSHAL** sold a piece of land measuring 02 Cottahs more or less Land out of his said land measuring 05 Cottahs 06 Chittks more or less and there after he has been seized and possessed the remaining portion of the said land measuring **03 Cottahs 06 Chittaks** more or less but after physical measurement now available is **03 Cottahs 05 Chittaks 33 sq.ft** be the same a little more or less morefully described in Schedule hereunder written and constructed a

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dwelling house thereon and recorded his said property in the record of Rajpur-Sonarpur Municipality which has been recorded in his name being holding no. 407, Sripur Bagharghole under ward no. 34, and has been seized and possessed the said property without any disturbance or interference in any manner whatsoever of or otherwise well and sufficiently entitle the said property free from all sorts of encumbrances.

AND WHEREAS the said **SRI GIRINDRA MOHAN GHOSAL @ GHOSHAL** by virtue of a gift deed gifted his aforesaid property of **03 Cottahs 06 Chittaks** more or less but after physical measurement now available is **03 Cottahs 05 Chittaks 33 sq.ft** morefully described in Schedule- B hereunder written in favour of his nephew **SRI NABENDU GHOSHAL** owner herein and the said gift Deed was registered in the office of DRS-III AND **recorded in Book no. 1, Volume no. 1603-2021, Being Deed no. 07380, year 2021** and after such Gift deed said **SRI NABENDU GHOSHAL** became sole and absolute owner of the said land and has been seized and possessed the said land without any disturbance or interference in any manner whatsoever of or otherwise well and sufficiently entitle the said property free from all sorts of encumbrances.

AND WHEREAS thereafter **SRI NABENDU GHOSHAL** duly mutated his name in the records of the Rajpur-Sonarpur Municipality and property known and numbered **Holding No. 407, Sripur Bagharghole** and he has been paying municipal taxes in his name in the records of Rajpur-Sonarpur Municipality on regularly basis.

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AND WHEREAS SRI NABENDU GHOSHAL the present owner entered into a registered Development Agreement with the developer **M/S R.C. ENTERPRISE (PAN-AAOFR7898H)**, a Partnership firm having its office situated at 625, Lichutala Road, 1st Floor, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas, represented by its Partners **1) SRI RANJAN KUMAR THATOI (PAN-AIZPT3575G)**, son of Sri Nilmoni Thatoi, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 625, Lichutala Road, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas **AND 2) SRI CHANCHAL SARKAR, (PAN-BLPPS2880B)**, Son of Sri Makhan Lal Sarkar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sukanta Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas registered on 13/09/2021 for construction of multi-storied building upon aforesaid premises, the terms and conditions mentioned therein. The said Development Agreement cum Development Power of Attorney was registered at the office of D.S.R- III at Alipore, Dist. 24 pgs(s) and entered in **Book no. I, Volume No. 1603-2021, Pages 236768 to 236805, Deed No. 07694, for the year 2021.**

AND WHEREAS One Supplementary development agreement also executed by and between the present Owner and the above Developer and the said Deed was registered in the Office of **DSR-III, Alipore Dist. 24 pgs(s) and Recorded in Book no- I, Volume no- 1603-2022, Pages from 259909 to 259931, Being no. 07464, for the Year 2022.**

During searching I have found below entries-

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1. Deed no. 160405827/2012, Office of DSR IV, Alipore, Dist. 24 pgs(s)
2. Deed no. 160802908/2013, Office of ADSR, Sonarpore, Dist. 24 pgs(s)
3. Deed no. 07380/2021, Office of DSR III, Alipore, Dist. 24 pgs(s)
4. Deed no. 160307694/2021, Office of DSR III, Alipore, Dist. 24 pgs(s)
5. Deed no. 160307464/2022, Office of DSR III, Alipore, Dist. 24 pgs(s)

Hence, it is in my opinion that the aforesaid property/flat was good and marketable title.

Search receipt is enclosed herewith.

Receipt no-

1. 1604005235/2022
2. 1608010651/2022
3. 1901012236/2022
4. 1603006572/2022

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Kolkata-700 027

Government of West Bengal
Office of the SOUTH 24 PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03.06.2022

Serial No of Application	1604005235/2022	Search No	1604005235/2022
Search for the Years	From 2006 To 2022	Record Available	From 25/08/2000 onwards
Name of Person to be Searched	First Name : Nabendu Last Name : Ghoshal		
From whom Received	B Khatua		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result:

Sl.No. Name & Address

1 Nabendu Ghoshal
Son of L.L.Durgapada Ghoshal
Borel, Dakshin More
District South 24 Parganas, PS- Sonarpur
Pin- 700154, State: WEST BENGAL, Country
India

Status & Transaction

Status: Declarant
Transaction: Declaration, Declaration
relating to immovable property
Deed Registered in: D.S.R. - IV SOUTH
24 PARGANAS

Deed Details

Deed No: 1 160405827/2012
Query No: 1604012958 /2012
Serial No: 160405775 /2012
Page No: 3012 to 3022
Date of Registration: 17/07/2012
Date of Completion: 17/07/2012
Date of Delivery: 19/07/2012

(Mr. Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24 PARGANAS



Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-06-2022

Serial No of Application	1608010651/2022	Search No	1608010651/2022
Search for the Years	From 2006 To 2022	Record Available	From 13/02/2008 onwards
Name of Person to be Searched	First Name : Nabendu Last Name : Ghoshal		
From whom Received	B Khatua		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result:

Sl.No. Name & Address

1 Nabendu Ghoshal
Son of Lt Durgapada Ghoshal
Boral Rakshitar More
District South 24 Parganas, PS Sonarpur
Pin - 700154, State WEST BENGAL, Country
India

Status & Transaction

Status Vendor
Transaction: Sale, Sale Document
Deed Registered in: A.D.S.R.
SONARPUR

Deed Details

Deed No: I-160802906/2013
Query No: 1608005742 /2013
Serial No: 160803650 /2013
Page No: 5682 to 5696
Date of Registration: 11/03/2013
Date of Completion: 12/03/2013
Date of Delivery: 18/04/2013



(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application 01-06-2022

Serial No of Application	1901012236/2022	Search No	1901012236/2022
Search for the Years	From 2002 To 2022	Record Available	From 01/01/2002 onwards
Name of Person to be Searched	First Name : Nabendu Last Name : Ghoshal		
From whom Received	B Khatua		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 20 /-	
Search Result:	No Record Found		

(Mr. Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 06-07-2022

Serial No of Application 1603006572/2022 Search No 1603006572/2022
Search for the Years From 2003 To 2022 Record Available From 15/01/2003 onwards
Name of Person to be Searched First Name : Nabendu Last Name : Ghoshal
From whom Received B Khatua
Fees Paid under Articles F1(i) 2/- F1(ii) 19/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	NABENDU GHOSHAL Son of Late Durga Pada Ghoshal District: South 24-Parganas, PS: Sonarpur, Pin: 700154, State: West Bengal,, Country: India,	Status: Donee Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160307380/2021 Query No: 16032001460700/2021 Serial No: 1603007670/2021 Page No: 227131 to 227149 Date of Registration: 07/09/2021 Date of Completion: 22/09/2021
2	NABENDU GHOSHAL Son of Late Durga Pada Ghoshal District: South 24-Parganas, PS: Sonarpur, Pin: 700154, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160307694/2021 Query No: 16032001452432/2021 Serial No: 1603007745/2021 Page No: 236768 to 236805 Date of Registration: 13/09/2021 Date of Completion: 27/09/2021
3	NABENDU GHOSHAL Son of Late Durga Pada Ghoshal District: South 24-Parganas, PS: Sonarpur, Pin: 700154, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160307464/2022 Query No: 16032001423890/2022 Serial No: 1603007606/2022 Page No: 259909 to 259931 Date of Registration: 18/05/2022 Date of Completion: 18/05/2022

(Mr Debasish Dhar)

D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

