

Saurav Roy

LL.B., Advocate

Surveyor / Draughts Man (Civil)
Pleader Commissioner (Survey)
District Judge's Court, Purba Bardhaman



: **RESIDENCE & CHAMBER :**
12, Chotonilpur Road, Parbirhata,
P.O.- Sripally, P.S.- Bardhaman Sadar,
District - Purba Bardhaman
PIN : 713103 (West Bengal)
Mobile Tel. Nos. : 8617625119
9832166703
E-mail : sauravroyadv@gmail.com

Ref. No.

Date

10-7-2025

**DETAIL REPORT ON TITLE SEARCHING (NON ENCUMBRANCE
DECLARATION**

TO WHOM IT MAY CONCERN

1. DESCRIPTION OF THE PROPERTY :

All that the "Bastu" class of vacant land measuring a total area of 2057 Sq.Ft. or 0.051 (zero point zero five one) acre (more or less) , lying and situated within the Burdwan Municipality, Ward No. 34 , bearing Holding No. 176, at Mohalla - B.L. Hati Road, at Radhanagar, Burdwan, also appertaining to the R.S. Plot No. 3117, under R.S. Khatian No. 229, corresponding to the L.R. Plot No. 3223, under present L.R. Khatian No. 8550 & L.R. Khatian No. 11278 of Mouza - RADHANAGAR, J.L. No. 39, P.S. - Burdwan Sadar, District - Purba Bardhaman.

2. NAMES & ADDRESSES OF THE PRESENT OWNERS OF THE AFORESAID PROPERTY :

- a) **MR. SAIBESH MUKHERJEE @ SAIBESH MUKHOPADHYAY**
b) **MR. SOURESH MUKHERJEE @ SOURESH MUKHOPADHYAY**

Both Sons of Late Kiritidhari Mukherjee @ Mukhopadhyay, Nationality Indian, both by faith Hindus, both residents of Radhanagar, B.L. Hati Road, P.O. - Burdwan, P.S. Burdwan Sadar, District Purba Bardhaman, Pin - 713101 (W.B.).

3. DETAIL REPORT ON TITLE SEARCHING OF THE PRESENT OWNERS IN RESPECT OF THE AFORESAID PROPERTY :

This is to place on record that on perusal of the copies of the deeds & documents placed before me for the purpose, concerning the above referred landed property, it revealed that the landed property more particularly described herein above was previously lawfully owned & possessed by Girindra Nath Mitra & Others.

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That while owning and possessing the said land, said Girindra Nath Mitra & Others transferred the same to one Usha Rani Choudhury, vide a Registered Deed of Gift dated 06.01.1963, being Deed No. 85 for the year 1963 of the office of the District Sub-Registrar, Burdwan, entered in Book No. 1, Volume No. 08, in Pages from No. 126 to No. 128 of that office.

That since such acquisition said Usha Rani Choudhury, while was in lawful ownership of the said landed property, of her own accord caused to built there upon her own residential structures AND while was in lawful occupation of the same, for her every need proclaimed sell of the said land & the then building there upon, Sri Pranabesh Mukhopadhyay, Sri Tridibesh Mukhopadhyay, Sri Paramesh Mukhopadhyay, Sri Saibesh Mukhopadhyay, Sri Souresh Mukhopadhyay & Sri Samarash Mukhopadhyay, the six brothers together in equal shares lawfully purchased the same from her, by dint of a Registered Deed of Sale dated 03.12.1999, being Deed No. 6424 for the year 2000 of the office of the Additional District Sub-Registrar, Burdwan. The said six brothers, Sri Pranabesh Mukhopadhyay & Others for their every convenience of possession as caused partition of all their joint properties, including the aforesaid land & the then building by dint of a Registered Deed Of Partition dated 13.03.2003, being Deed No. 5489 for the year 2004 of the office of the Additional District Sub-Registrar, Burdwan, entered in Book No. 1, Volume No. 191, in Pages from No. 153 to No. 161 of that office.

That the landed property together with the then building (now being demolished), in that partition was exclusively allotted to only the said Sri Tridibesh Mukhopadhyay, Sri Saibesh Mukhopadhyay & Sri Souresh Mukhopadhyay, in equal shares.

That thereafter said Sri Tridibesh Mukhopadhyay transferred his undivided 1/3rd share therein the said property, unto Sri Saibesh Mukhopadhyay & Sri Souresh Mukhopadhyay, in equal shares, by dint of a Registered Deed Of Gift

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dated 18.04.2005, being Deed No. 4542 for the year 2007 of the office of the
Additional District Sub-Registrar, Burdwan.

That thus the present Owners as above named, exclusively became the
joint owners & possessors (in equal shares) of the above mentioned landed
property.

That the Owners herein for their convenience also thereafter though
caused partition of the above mentioned property between themselves by dint of
a Registered Deed Of Partition dated 29.06.2009, being Deed No. 5103 for the
year 2009 of the office of the A.D.S.R. Burdwan, entered in Book No. 1, CD
Volume No. 16, in pages from No. 650 to No. 663 of that office, though they are in
exclusive ownership & possession of their respective allotted portions therein
the same ; however, the above mentioned landed property also stand recorded
in the name of said Sri Saibesh Mukhopadhyay , under L.R. Khatian No. 8550
and in the name of said Sri Souresh Mukhopadhyay under L.R. Khatian No.
11278 , in equal shares , which have been finally framed & published and the
said property bearing Burdwan Municipality Holding No. 176 at B.L. Hati Road
Mahalla of the Ward No. 34 of the Burdwan Municipality, the present Owners as
above named also caused to get their respective names mutated in respect of
the concern Holding No. 176, being at B.L. Hati Road Mahalla of Ward No. 34 of
the Burdwan Municipality . Thus the present Owners above named are in joint
(in equal shares) ownership & possession of the above mentioned property &
they have good title there in and none other than the said owners has any right
title & interest therein the above mentioned property.

Therefore it can be said that the landed property in question has been
lawfully acquired by the above named owners, who acquired good title in respect
of the said landed property standing in their names and as aforesaid.

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**4. DECLARATION AS TO NON ENCUMBRANCE IN RESPECT OF THE
AFORESAID LANDED PROPERTY :**

For the purpose I have caused necessary searches (Searching Slips annexed) in the office of the concerned office of the A.D.S.R. Bardhaman and in the office of the D.S.R. - 1 Purba Bardhaman for the year from 2013 to 2025 (08~07~2025) and in view of the same it can also be said that the said owners named above have good & marketable title in the said landed property in question as also detailed above and the said landed property is free from all kind of encumbrances whatsoever.

10/7/2025

[SAURAV ROY]

Advocate

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

Date of Application: 08-07-2025

Serial No of Application	0203001655/2025	Search No	0203001655/2025
Search for the Years	From 2013 To 2025	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Radhanagar, , Plot No: LR- 03223		
From whom Received	SOURAV ROY All Transaction		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Purba Bardhaman, PS; Barddhaman, Mouza: Radhanagar, Municipality: BURDWAN,, Road: B.L. Hati Road, , Ward: 34, Holding: 176	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-3223 Khatian: 8550	Area of Land : 2.6 decimal (0.026 Acre)
Deed Details :		Deed No: I-020300119/2025, Query No: 02032000065335/2025, Serial No: 0203000109/2025, Page: 6439 - 6469, Date of Registration: 08/01/2025, Date of Completion: 13/01/2025,		
2	District: Purba Bardhaman, PS; Barddhaman, Mouza: Radhanagar, Municipality: BURDWAN,, Road: B.L. Hati Road, , Ward: 34, Holding: 176	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-3223 Khatian: 11278	Area of Land : 2.5 decimal (0.025 Acre)
Deed Details :		Deed No: I-020300119/2025, Query No: 02032000065335/2025, Serial No: 0203000109/2025, Page: 6439 - 6469, Date of Registration: 08/01/2025, Date of Completion: 13/01/2025,		
3	District: Purba Bardhaman, PS; Barddhaman, Mouza: Radhanagar, Municipality: BURDWAN,, Road: B.L. Hati Road, , Ward: 34, Holding: 176	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-3223 Khatian: 8550	Area of Land : 2.6 decimal (0.026 Acre)
Deed Details :		Deed No: I-020300139/2025, Query No: 02038000072911/2025, Serial No: 0203000128/2025, Page: 7153 - 7175, Date of Registration: 09/01/2025, Date of Completion: 14/01/2025,		
4	District: Purba Bardhaman, PS; Barddhaman, Mouza: Radhanagar, Municipality: BURDWAN,, Road: B.L. Hati Road, , Ward: 34, Holding: 176	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-3223 Khatian: 11278	Area of Land : 2.5 decimal (0.025 Acre)
Deed Details :		Deed No: I-020300139/2025, Query No: 02038000072911/2025, Serial No: 0203000128/2025, Page: 7153 - 7175, Date of Registration: 09/01/2025, Date of Completion: 14/01/2025,		



(Mr Sanjit Sardar)
A.D.S.R. Bardhaman
OFFICE OF THE A.D.S.R. Bardhaman

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

Date of Application: 08-07-2025

Serial No of Application	0201019705/2025	Search No	0201019705/2025
Search for the Years	From 2013 To 2025	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Radhanagar, , Plot No: LR- 03223		
From whom Received	Saurav Roy	All Transaction	
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 12 /-	
Search Result:	No Record Found		

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan

