

Shyamal Roy
Advocate
Dist North 24 Parganas
Mob:-9830383641

Chamber:- 230/1 Station Road East
PO & PS-New Barrackpore
Dist North 24 Parganas
Kolkata-700131.

Dated:- 26.06.2025

SEARCH REPORT

ALL THAT piece and parcel of **Land measuring more or less 2(two) Cottahs 9(Nine) Chattaks 35 (thirty five) Sq.ft and/or 4(four) decimal** within the Mouza-Aharampur, J.L. No.35, R.S Dag No.431, Present LR Dag No.1967, RS Khatain No.1247, present LR Khatain No.2554 in the name of Rayat Bijoy Ratan Sarkar, under New Barrackpore Municipality, Ward No. 15, old 3, holding No.125 Haren Mukherjee Road, PO & PS-New Barrackpore, ADSR office Sodepur, Old ADSR Barrackpore, Dist North 24 Parganas, Kolkata-700131, which the original owner Bejoy Ratan Sarkar, purchased the said land from New Barrackpore Co-operative Homes limited the then Chairman Mihir Baran Chakraborty, and Secretary Puln Behari Roy by way of one Sale Deed which registered at the office of the D.S.R-I North 24 Parganas, Barasat, on dated 17th day of November 2005 recorded at that office in Book No.1 Voume No153 Page from 359 to 369 being or Sale Deed I-03910 for the year of 2005 and after purchased the said plot of land, the Bejoy Ratan Sarkar enjoyed the same by mutated his name in the record of local New Barrackpore Municipality and also BL & LRO as rayat being Khatian No.2554, area of land 4 Decimal and after his death intestate on 23rd day of May 2014 leaving behind his legal heirs are as follows:-

Serial No.	Name	Relation with the Bejoy Ratan Sarkar	Age
1.	Dilip Kumar Sarkar	Son	78 years
2.	Asima Das	Married daughter	67 years
3.	Amita Ganguly	Married daughter	65 years
4.	Sisir Sarkar	Son	63 years
5.	Aloke Dey Sarkar	Married daughter	60 years
6.	Lipika Das	Married daughter	57 years
7.	Shalmila Dey	Married daughter	54 years

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And all the above noted persons become the absolute owners of the property left by the decease Bejoy Ratan Sarkar, and after the death of the said Bejoy Ratan Sarkar all the legal heirs mutated their names in the record of the New Barrackpore Municipality as holding 125 Haren Mukherjee Road under ward No.15 within the New Barrackpore Municipality, and now above noted member or person are the absolute owner of the property, and till date ROR in name of “বিজয় রতন সরকার” as Rayat, but in that ROR/ or the record of BL & LRO wherein as a “দখলদার it has been written as “বেআইনি” as but as Rayat and also physical owner of the now the legal heirs of the Bejoy Ratan Sarkar as after perusal of all the documents and the record the above noted property totall free from all ENCUMBRANCES, and good marketable tile.

AND

ALL THAT piece and parcel of **Land measuring more or less 1(one) Cottah 15(fifteen) Chattaks 05 (Five) Sq.ft and/or 3 (three) decimal** within the Mouza-Aharampur, J.L. No.35, Re.Sa No.93, Touzi-178, CS & R.S Dag No.431, Present LR Dag No.1968, present LR Khatain No.2549 in the name of Rayat Subrata Chowdhury, under New Barrackpore Municipality, Ward No. 15, old 3, holding No.125 Haren Mukherjee Road, PO & PS-New Barrackpore, ADSR office Sodepur, Old ADSR Barrackpore, Dist North 24 Parganas, Kolkata-700131, which the original owner Co-oparateve Homes Limited and thereafter Mr. Judgal Kishore Chakraborty, and lastly the lane come to the Mrs Rajasree Chakraborty, and finally the land purchased by the present owner Subrata Chowdhury by dint of one Sale Deed being No.190411315 for the year of 2021 recorded in Book No. I, Volume No.1904-2021 page from 557632 to 557661, being No.190411315 for the year of 2021 and after purchased the same from the Rajasree Chakraborty, the present owner recorded his name in the assessment registered at New Barrackpore Municipality and also recorded his name in the ROR or the record of BL & LRO as Khatain No.2559 wherein as Rayat recorded the name Subrata Chowshury, and also physically the said owner in possession in the above schedule property, but in the parcha issued by the office of BL & LRO Sodepur, wherein in the coloum “মন্তব্য as বে আইনি দং ১) নলিনী কান্ত সরকার ২) তারা কিশর চক্রবর্তী” which inadvertently recorded in the Parcha, and as per phycial possession and also the present owner Sri Subrata Chakraborty is in legal possessor and owner of the property and as after perusal of all the documents and the record the above noted property totally free from all ENCUMBRANCES, and good marketable tile.

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ALL THAT PIECE AND PARCEL OF a plot of Bastu land measuring an area of 2 (Two) cottahs 08 (Five) Chittaks 15 (fifteen) Sq.ft in Mouza Aharampur, J.L. No 35, C.S. & RS. Dag No. 431, LR. Dag No. 1967, LR. Khatian No. 1247, and subsequently the present LR Khatain No.2547 in the name of Goutam Biswas are of land 2 decimal and LR Khatian No.1967 in the name of the Biswarup Dutta, area of land 2 decimal, Municipal Ward No 15, amalgamated Holding No. 125 of Harendra Nath Mukherjee Road, under New Barrackpore Municipality, in the District North 24 Parganas, which the present owner Sri Goutam Biswas Son of Late Dharendra Nath Biswas and Biswarup Dutta Son of late Shital Dutta, both are purchased from the NEW BARRACKPORE CO-OPERATIVE HOMES LTD. The than Chairm NIRMAL KUMAR BABU, & Secretary Sri SITANSHU SEKHAR GUHA. Son of Late Prafulle Chandra Guha and after purchased by way of one Sale Deed being No.152409637 at the office of ADSR Sodepur for the year of 2022 recorded in Book No.I, Volume No.1524-2022 page from 310997 to 311021 being No.152409637, and both are become the absolute owner of the property by dint of purchased and recorded their name in the local authority and also recorded their name in the ROR of the record of BL & LRO as Rayat at Mouza-Aharampur, LR Dag No.1967 & LR Khatian No.2547 recorded in name of Goutam Biswas, and Mouza-Aharampur, LR Dag No.1967 & LR Khatian No.2548 recorded in name of Biswarup Dutta and both are the Rayat of the property and also physical owner of the property by way of purchased, but in the LR Parcha being LR Khatain No.2547 and in both the parchas wherein inadvertently recorded at the coloum *মন্তব্য বে আইনি দিঃ- ১) বিমল সরকার ২) বিজয় রতন সরকার but fact remains there are no person as illegal possession except the present owner Goutam Biswas and Biswarup Dutta and after perusal of all the papers and documents in respect of the above noted property I hereby declare that the property noted above are free from all ENCUMBRANCES and good for marketable title and also fit for sale or any other activities life developer the property.

I have cause for necessary search through internet service, wherein it has been found that the presently all the owners of the three lands amalgamated their holding in one Holding through the New Barrackpore Municipality, by submitting all the necessary papers and documents wherein the concern authority allotted one holding of three lands as 125 Harendra Nath Mukherjee Road, under ward No.15 within the New barrackpore Municipality, and also I have perused of find out two documents out of the Registered Developer Agreement being document No.190209862 for the year of 2024 recorded in

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15/1485/2000

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Book No-1 Volume No.1902-2024 Page from 583646 to 583715 being No 190209862 for the year of 2024 and also one power of attorney being Registered document No.190209873 for the year of 2024 recorded in Book No-1 Volume No.1902-2024 Page from 583983 to 584021 being No 190209873 for the year of 2024, wherein all the owner registered the Developer Agreement and give power to the Developers namely **Shree Developer** being their partners namely Biswarap Dutta and Goutam Biswas having firm address at 138/1 H.N.Mukherjee Road, within ward No.15 under New Barrackpore Municipality as such both the partners are entitled to make construction over the landed property stated in above with their decided Project name as "MAYURAKSHI APARTMENT"

That I certified that the total land measuring more or less 6(Six) 15(fifteen) **Chattaks** and 15(fifteen) Sq.ft of land which are free from all **ENCUMBRANCES AND GOOD MARKETABLE TILE IN ALL RESPECT.**

Certified by the Ld Advocate Shyamal Roy
Being his enrolment No.WB/1480/2000
Barasat Dist Court & Barrackpore Sub Division Court
Dist North 24 Parganas with his Seal on today 26.06.2025

Signature of Ld Advocate

Shyamal Roy
(SHYAMAL ROY)

SHYAMAL ROY
Advocate
Barasat & Barrackpore Court
WB/1480/2000 -