

**DEBES KUMAR MISRA,**

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Dated : 20.12.2025

**SEARCH REPORT**

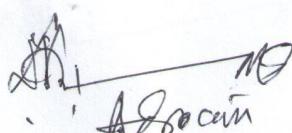
**Re :** ALL THAT piece and parcel of 'Bastu' land measuring an area of **5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. more or less** as per present physical measurement, whereon a new Ground plus Four storied building with lift facility is being erected under name and style "**NANDINI**" as per sanctioned building Permit No. 2025120231 dated 09.09.2025 duly sanctioned by The Kolkata Municipal Corporation, Borough Office – XII, situated in **Mouza - Chakganiagachi, J.L. No. 24, R.S. No. 8½, Touzi No.151, Pargana - Khaspur, comprised in R.S. Dag No. 40, under R.S. Khatian No. 37**, within A.D.S.R. Office Sealdah, known as **K.M.C. Premises No. 1150, Mukundapur**, having Assessee No. **31-109-07-1150-0**, under Ward No. 109, presently Police Station – Panchasayar, (formerly Police Station – Purba Jadavpur), Kolkata – 700 099, District – South 24-Parganas

**PRESENT OWNERS :**

(1) **SMT. SHIKHA NANDI**, wife of Sri Harendra Kumar Nandi and (2) **SRI HARENDR A KUMAR NANDI**, son of Banamali Nandi, both presently residing at 1150, Mukundapur, P.O. Mukundapur, P.S. Panchasayar, Kolkata - 700099, District – South 24-Parganas

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the offices of Addl. Registrar of Assurances, Kolkata from 2006 to 20.12.2025 and I have gone through the Title Deed, Link Deeds, Development Agreement alongwith Development Power of Attorney, K.M.C. Mutation Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

1. That one Sri Madhusudan Das, son of Late Birendra Nath Das of 216, Santoshpur Avenue, Kolkata - 700075 purchased a big plot of land measuring an area of 3 (Three) Bighas 17 (Seventeen) Cottahs 3 (Three) Chittaks situated in **Mouza - Chakganiagachi, J.L. No. 24, Pargana - Khaspur, R.S. No. 8 ½ , Touzi No. 151, comprising in R.S. Dag No. 40, under R.S. Khatian No. 37**, within previously Police station - Kasba, at present Police Station - Purba



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Jadavpur, District South 24 Parganas from the previous recorded owners namely Sri Harendra Nath Baidya and Sri Narendra Nath baidya, both sons of Late Jogendra Nath Baidya and the said Deed of Conveyance was registered at District Sub-Registered Office at Alipore and entered into Book No. 1, Volume No. 12, Page Nos 37 to 46, Deed No. 504 for the year 1986.

2. That thereafter said Madhusudan Das divided his total purchased land into several small plots showing therein reads/passages for egress and ingress and thereafter he declared to sell the said plots of land to the different intending purchasers by fixing up consideration money thereof according to position and area of the land as shown in the master plan as prepared by the said Madhusudan Das.
3. That in life time one Gopal Chandra Kundu, son of Late Hrishikesh Kundu, deceased father of the **Owner No. 1** and deceased father-in-law of the **Owner No. 2** herein purchased a demarcated plot of net land measuring an area of 2 (Two) Cottahs 8 (Eight) Chittacks corresponding to gross land area of 3 (Three) Cottahs 2 (Two) Chittacks including passage area of 10 (Ten) Chittaks situated in said **Mouza - Chakganiagachi, J.L. No. 24**, comprising in **R.S. Dag No. 40, under R.S. Khatian No. 37**, Scheme Plot No. 7 from the said Sri Madhusudan Das, son of Late Birendra Nath Das, for a valuable consideration as mentioned in the registered Deed of Sale dated 25.07.1986 registered in District-Sub-Registrar, Alipore and entered into Book No. 1, Deed No. 17309 for the year 1986.
4. That in life time said Gopal Chandra Kundu since deceased recorded his name in the record of The Kolkata Municipal Corporation in respect of his said purchased net land known as **K.M.C. Premises No. 1156, Mukundapur**, Assessee No. 31-109-07-1156-1.
5. That said Gopal Chandra Kundu died intestate on 12.09.2018 and his wife namely Latika Kundu died intestate on 22.04.2023 leaving their married daughter namely **Smt. Sikha Nandi (Kundu)** the **Owner No. 1** herein who has inherited the property of said Gopal Chandra Kundu



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since deceased as per Hindu Succession Act 1956 and she is in possession in the said property and has been enjoying the same without any interruption and hindrances from anybody else by recording her name in the record of the K.M.C.

6. That by virtue of another registered Deed of Conveyance dated 20.10.1989, registered in the Office of District Sub-Registrar and entered into Book No. 1, Volume No. 344, Page No. 262 to 269, Deed No. 13981, for the year 1989, the **Owner No. 2** namely **Sri Harendra Kumar Nandi**, purchased a plot of adjacent land measuring **net land area of 2 (Two) Cottahs 8 (Eight) Chittacks** corresponding to gross land area of 3 (Three) Cottahs 2 (Two) Chittaks including passage area of 10 (Ten) Chittaks being Scheme Plot No. 2 adjacent to the previous plot of land situated in same **Mouza - Chakganiagachi, J.L. No. 24**, comprising in **R.S. Dag No. 40, under R.S. Khatian No. 37**, within Police Station – Purba Jadavpur for a valuable consideration from the said Sri Madhusudan Das morefully mentioned in the said Deed of Conveyance.
7. That after purchase the said **Owner No. 2** herein mutated his name in the record of The Kolkata Municipal Corporation known as **Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0** and has been paying the necessary taxes as regards his said purchased property and has been enjoying the same without any hindrances and interruptions from anybody else.
8. That the **Owner No. 1** herein and the **Owner No. 2** herein are enjoyed their individual two separate plots of land and both plots of land as described above are situated side by side and adjacent to each other adjacent to each other and the adjacent road of the said plots are being used by the **Owners Nos. 1 and 2** herein and also the adjacent plot holders.
9. That the **Owners** being very much desirous to construct a Ground plus four storied building with lift facility on their said land after amalgamation and accordingly the **Owners** after

A handwritten signature in black ink, appearing to read 'Debes Kumar Misra' or a similar name, with a stylized 'M' and 'G' at the end.

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necessary investigation entered into a registered Development Agreement along with Development Power of Attorney dated 25.06.2024, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2024, Pages from 221076 to 221113, Deed No. 7084 for the year 2024 with the Developer namely "Messrs Basbhumti", a proprietorship firm having its office at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, represented by its sole proprietor namely Sri Debabrata Bhattacharya, son of Late Nripendra Nath Bhattacharjee, residing at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas for the construction of a new Ground plus Four storied building with Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions as mentioned therein.

10. That thereafter both the Owners amalgamated their individual plots of land by a registered Deed of Amalgamation dated 27.02.2024, registered in the office of District Sub-Registrar - III, Alipore and entered into Book No. 1, Volume No. 1603-2024, Page No. 78054 to 78071, Deed No. 3185 for the year 2024.
11. That thereafter the **Owners** herein have jointly recorded their said amalgamated property measuring total land area of **5 (Five) Cottahs** in the record of The Kolkata Municipal Corporation being known and numbered as amalgamated **Premises No. 1150, Mukundapur**, having **Assessee No. 31-109-07-1150-0**, within K.M.C. **Ward No. 109**, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, District - South 24-Parganas together with a two storied building measuring each floor area of 1000 (One Thousand) Sq.ft. more or less and subsequently the **Owners** have filed applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land under L.R. Record of Rights vide **L.R. Khatian Nos. 580 & 581**, in **L.R. Dag No. 40** in the name of present **Owners No. 1 & 2** respectively and thereafter the present **OWNERS** converted the land from



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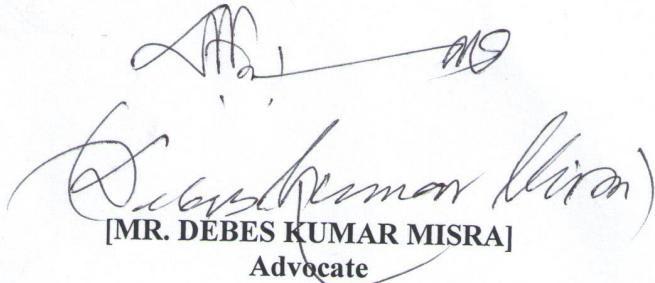
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'Beel Mach Chas' to 'Bastu' in nature vide Memo Nos. 51A(C)/Misc.63/6027/P/24 and 51A(C)/Misc.63/6030/P/24, both dated 16.12.2024 from the authority concerned.

12. That thereafter the **Owners** through the Developer have applied before the K.M.C. to sanction the building plan and a Ground plus Four storied building plan with Lift facility which has now been approved by K.M.C. vide sanctioned building Permit No. 2025120231 dated 09.09.2025 and now the Owners/Developer are developing the entire premises and erecting the building thereon as per aforesaid sanctioned building plan.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2006 to 20.12.2025, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Six Search Receipt Nos. (i) REGN-BB-255433, (ii) REGN-BB-255434 both dated 11.12.2025, issued by R.A. Kolkata, (iii) 1606004462, (iv) 1606004463 both dated 11.12.2025, issued by A.D.S.R., Sealdah and (v) 1603014249 and (vi) 1603014250 both dated 12.12.2025 issued by D.S.R. - III, Alipore are enclosed herewith.

  
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[MR. DEBES KUMAR MISRA]  
Advocate

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