

Arun Mukherjee

B.Com. LLB. (Advocate)

ALIPORE POLICE & JUDGES COURT,
4 No. Bar Library, New Room 1st. floor
KOLKATA-700027.

Residence

12, Rupchand Mukherjee Lane,
Bhowanipore,
Kolkata-700025.
Mobile No. 9051076073

SEARCH REPORT ONLY

Date 27.08.2026.

TITLE CERTIFICATE

Ref : **ALL THAT** piece and parcel of Land measuring 04 Cottahs 04 Chittak and 01 sq.ft. more or less together with structure standing thereon comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, Assessee No.21-100-08-0002-1, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District south 24-parganas.

Present owners: 1. **MR. SHIBA PRASAD PAUL**, 2. **MR. SHANKAR PAUL**, both Sons of Late Lalit Mohan Paul, both are residing at-85B, Raja S.C.Mullick Road, P.O.Naktala, P.S.Netaji Nagar, Kolkata-700047, District South 24-parganas.

I have caused necessary Searches in the website of the Directorate of Registration and stamp Revenue for the period of last 41 years, from 1985 till 2026 in respect of the said Property.

My report is as follows :-

That One Smt. Minu Rani Paul, while being the sole and absolute lawful owner seized and possessed the said Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas south 24-parganas by and under a Deed of Sale in Bengali Script dated 25.11.1985 and duly registered with the office of Sub-Registrar Alipore Office and entered in Book No.I, Volume No.276, Pages No.44 to 54, Being No.15682, for the year 1985 at and for a valuable consideration as mentioned therein sold, conveyed, transferred, assigned and assured the said Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, having ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks.01 sq.ft. more or less together with structure standing thereon unto and in favour of Smt.Reba Rani Paul(now deceased)wife of Late Lalit Mohan Paul.

MAA AMBE CONSTRUCTION

Reba Rani Paul

Proprietor

Arun Mukherjee

ARUN MUKHERJEE
Advocate

Regd. No.-WB/238/2013

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1. **That** said Smt. Reba Rani Paul (now deceased) wife of Late Lalit Mohan Paul, simultaneously with the purchase as aforesaid become the sold and absolute lawful owner of said ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and / or a little more or less together with structure standing thereon at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of south 24-parganas and her said property has been separately assessed under Assessee No.21000800021.
2. That said Smt. Reba Rani Paul became the sole and absolute lawful owner in enjoyment of the said Premises died intestate on 30.08.2023 leaving behind her two sons namely Sri Shiba Prasad Paul & Sri Shankar Paul and three married daughter namely Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya as her only legal heirs and successors who upon the death of said Reba Rani Paul jointly inherited her estate and became the joint owners of the " A " Schedule property having undivided 1/5th share each thereon since Lalit Mohan Paul, husband of said Reba Rani Paul and father of the Present owners to this deed predeceased.
3. That thus the said Sri Shiba Prasad Paul & Sri Shankar Paul, Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya herein become the joint owners ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. more or less together with 1800 sq.ft. two storied structure standing thereon at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, ward No.100 within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District south 24-parganas and said Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya their undivided and undemarcated joint 3/5th share entire right, title and interest gift infavour of to their brothers namely Sri Shiba Prasad Paul & Sri Shankar Paul, the said deed

AAA AMBE CONSTRUCTION

Debarish Sanyal

Proprietor

Arun Mukherjee

ARUN MUKHERJEE
Advocate

Regd. No.-WB/238/2013

SEARCH REPORT ONLY

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of gift registered on dated 16.02.2024 office of A.D.S.R. Alipore Office and entered in Book No.I, Volume No.1602-2024, Pages No.83868 to 83889, Being No.160202304, for the year 2024.

4. That by the said Sri Shiba Prasad Paul & Sri Shankar Paul, the present owners herein with a view to develop the aforesaid landed property Land measuring 04 Cottahs 04 Chittak and 01 sq.ft. be the same and / or a little more or less comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, Assessee No.21-100-08-0002-1, ward No.100 within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of south 24-parganas the said owners and Developer has Registrar Joint Venture Agreement on 10.02.2025 entered in Book No.I, Volume No.1601-2025, Pages from 11353 to 11389, Deed No. 160100267, for the year 2025 office of the D.S.R.-I Alipore, with the Developer herein and also executed a Development Power of Attorney in favour the Developer dated 10.02.2025 entered in Book No.I, Volume No.1601-2025, Pages from 11390 to 11407, Deed No.160100271, for the year 2025 office of the D.S.R.-I Alipore, District South 24-parganas.

OPINION :-

On the basis of the searches carried out for the period mentioned hereinabove in respect of the said Property, and subject to the remarks stated above, the said Present owners hereto thus become entitled to the absolute sixteen annas owners and have been enjoying all the right, title and interest of the Property is free from encumbrances.

MAA AMBE CONSTRUCTION
Debanish Sarkar
Proprietor

Arun Mukherjee
ARUN MUKHERJEE
Advocate
Regd. No.-WB/228/2013