

Date...08-07-2025...

SEARCH REPORT

Re: ALL THAT piece and parcel of one plot of homestead land measuring about 4 (four) Cottahs 6 (six) Chittacks 39 (thirty nine) Sq.ft. more or less whereon one G+III storied building (under construction) standing thereon, lying and situated in E/P No. 622, S.P. No. 503, in C.S. Plot Nos. 133, 98(P) of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Patuli (formerly Jadavpur), District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation Ward No. 101, being the K.M.C. Premises No. 127, Baghajatin 'E' Block, Assessee No. 31-101-04-0127-0, and postal address E/622, Baghajatin, P.O. Baghajatin, Kolkata – 700086.

Present Owners : (1) **Sri Dipankar Sengupta**, s/o Late Kusum Kumar Sengupta, of E/622, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, (2) **Smt. Shikha Mallick**, w/o Late Biman Mallick, d/o Late Kusum Kumar Sengupta, of 13, Eastern Park, Baghajatin 'G' Block, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, and (3) **Smt. Sukla Gupta**, w/o Sri Asim Kumar Gupta, d/o Late Kusum Kumar Sengupta, of D/103, Baghajatin Palli, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032.

I have searched through my searcher Sri Tapas Mistri in respect of the above mentioned property owned by the Present Owners.

I have pursued and considered photo copies of Title Deed and property related documents and necessary searches the above mentioned property at the offices of the Registrar of Assurances Calcutta, from 2013 to 2025 up to date, District Sub-Registrar, Alipore, from 2013 to 2025 up to date and Additional District Sub-Registrar, Alipore from 2013 to 2025 up to date, connection with the above mentioned property through my Searcher Sri Tapas Mistri.

My report is as follows on available record and documents :-

WHEREAS for rehabilitation of the refugees came from East Pakistan now Bangladesh, the Governor of the State of West Bengal, gave, granted and transferred absolutely a plot of land measuring about 4 (four) Cottahs 6 (six)

[Handwritten signature and date]
08/07/25

Date.....

Chittacks 39 (thirty nine) Sq.ft. more or less in E/P No. 622, S.P. No. 503, in C.S. Plot Nos. 133, 98(P) of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur now Patuli, District : South 24-Parganas unto one Smt. Bhakti Sengupta (now deceased), wife of Sri Kusum Kumar Sengupta (now deceased), of Baghajatin Colony, Calcutta – 700086, by a Deed of Gift dated 28/05/1992 and registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 12, Pages from 41 to 44, being No. 836, for the year 1992. Thereafter said Bhakti Sengupta, as such owner of the aforesaid property duly mutated her name with the Kolkata Municipal Corporation which is known and numbered as the K.M.C. Premises No. 127, Baghajatin 'E' Block, Assessee No. 31-101-04-0127-0, in the K.M.C. Ward No. 101, P.S. Jadavpur now Patuli, Kolkata – 700086;

AND WHEREAS said Bhakti Sengupta **died** intestate on 16/10/2008, leaving behind her two daughters namely elder daughter Smt. Shikha Mallick and younger daughter Smt. Sukla Gupta and only son namely Sri Dipankar Sengupta, as her only legal heirs and successors, the Present Owners herein, who jointly inherited the aforesaid property as per the Hindu Succession Act, 1956. It is noted that Bhakti Sengupta's husband namely Kusum Kumar Sengupta predeceased on 24/01/1999. Thereafter the Present Owners herein mutated their names with the Kolkata Municipal Corporation and it is recorded as the K.M.C. Premises No. 127, Baghajatin 'E' Block, Assessee No. 31-101-04-0127-0, Kolkata – 700086;

AND WHEREAS in pursuance of the aforesaid facts, Sri Dipankar Sengupta, Smt. Shikha Mallick and Smt. Sukla Gupta, the Present Owners herein, became absolute lawful owners, seize and possess of aforesaid plot of homestead land measuring about 4 (four) Cottahs 6 (six) Chittacks 39 (thirty nine) Sq.ft. more or less, lying and situated in E/P No. 622, S.P. No. 503, in C.S. Plot Nos. 133, 98(P) of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur now Patuli, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation Ward No. 101, being the K.M.C. Premises No. 127, Baghajatin 'E' Block, Assessee No. 31-101-04-0127-0, and postal address E/622, Baghajatin, P.O. Baghajatin, Kolkata – 700086, on which the Land Owners have free clear and marketable title free from all encumbrances;

[Signature]
A.L.
08/10/25

Date.....

AND WHEREAS the Present Owners herein were very much desirous to construct a G+III storied building on the said land and they entered into a Development Agreement along with Development Power of Attorney, executed on 28/06/2023 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2023, Pages from 263419 to 263450, being No. 160309265, for the year 2023, under certain terms and conditions mentioned therein, with one Developer concern namely Jairam Properties And Estates Private Limited, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 'TRINITY', 226/1, A.J.C. Bose Road, Space No. 4B, 4th Floor, P.O. Lala Lajpat Roy Sarani, P.S. Ballygunge, Kolkata - 700020. The Present Owners herein also executed a General Power of Attorney on 28/06/2023 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2023, Pages from 265257 to 265274, being No. 160309261, for the year 2023, in favour of one Director of the said Developer concern.

AND WHEREAS the said Developer concern executed a Boundary Declaration for the Kolkata Municipal Corporation on 21/07/2023 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2023, Pages from 296906 to 296917, being No. 160310838, for the year 2023 and obtained a building permit vide No. 2023120471 dated 22/01/2024, sanctioned by the Kolkata Municipal Corporation Borough No. XII and started construction work of a G+III storied building thereon;

AND WHEREAS the Present Owners herein and the said Developer concern entered into a Supplementary Development Agreement along with Development Power of Attorney, executed on 19/06/2025 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2025, Pages from 305915 to 305936, being No. 160311445, for the year 2025, for clarification/modification/change their respective allocation portion mentioned therein, in the new G+III storied building;

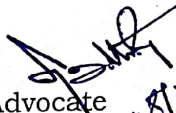
AND WHEREAS the Present Owners herein, are now absolute joint owners, seize and physically possess of ALL THAT piece and parcel of bastu land measuring

[Handwritten signature]
Adv.
28/7/25

Date.....

about 4 (four) Cottahs 6 (six) Chittacks 39 (thirty nine) Sq.ft. more or less, lying and situated in E/P No. 622, S.P. No. 503, in C.S. Plot Nos. 133, 98(P) of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur now Patuli, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation Ward No. 101, being the K.M.C. Premises No. 127, Baghajatin 'E' Block, Assessee No. 31-101-04-0127-0, and postal address E/622, Baghajatin, P.O. Baghajatin, Kolkata – 700086, with all easement rights thereto, and the Present Owners herein have clear marketable right, title and interest on the said property free from all encumbrances;

In my opinion relying upon pursued of all papers and information supplied to me, the above named Present Owners have a marketable title to the above mentioned property.


Advocate 08/07/25.

Enclose:

- I) Receipt No. REGN CC 406418, Sl. No. 18118, dated 03/07/2025.
- II) Receipt No. REGN BB294902, Sl. No. 24302, dated 03/07/2025.

No. REGN CC 406418

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 15118
2. Date of application 21/2/13
3. Search for the year (s) 2013 - 13
4. Name of office to which the record to be searched or inspected relates DFR + S/R Alipore
5. Name of person or property to be searched 122, Bagha Jatin
CE Block.
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II
8. From whom received R. Bhattacharya
9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)

287



No. REGN BB 294902

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 24302
 2. Date of application 3.12.15
 3. Search for the year (s) 2013-15
 4. Name of office to which the record to be searched or inspected relates *en*
 5. Name of person or property to be searched *AT*
 6. Nature of document
- Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 127 Bighar Suban
- *B. Blower*
- *T. Mistry*
9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)
- 147

..... Registrar of