

Ref. No.

Date: 08.03.2025

SEARCHING REPORT

Ref.: ALL THAT price and parcel of Land measuring 03 Katha 12 Chattak 10 Sq.ft, more or less lying and Situated at Mouza – Natagorh, J.L. 15, R.S./L.R. Dag No. 2058, 2058 (P), R.S. & L.R. Khatian No. 16, L.R. Khatian No. 1807, L.O.P. No. 14, 16, under the jurisdiction of Khardah Now Ghola Police Station, under the local limits of the Panihati Municipality, being Holding No. 190, Tirtha Bharati under Ward No. 31, Dist. North 24 Parganas, Kolkata-700110.

Present owner of the above Land:

SHISHIR PAL, MIHIR PAUL alias MIHIR PAL, ARUNA GHOSH,
RUMA DAS, SOMA DEY, DIPJIT DAS.

My Report is as Follows:

1	Year: 1988	That One UPENDRA PAUL, son of Late Rajani Kanta Paul, accepted the Gift Deed from the Governor of West Bengal with the intent to rehabilitate the refugees registered at A.D.R. North 24 Parganas, recoded in Book No. I, Volume No. XII, Pages From 61 to 64, Being No. 766, dated on 31.12.1988, measuring land area 2 Katha 14 Chittak more or less, lying and Situated at Mouza: Natagorh, C.S. Dag No. 2058, under L.O.P. No. 15, J.L. No. 15, P.O. Sodepur, under P.S. Ghola, Dist. North 24 Parganas, Under Panihati Municipality, Tirtha Bharati. Ward No. 31, Kolkata – 700110.
2	Year: 1989	That One HARI PADA DAS alias HARIPADA DAS, son of Late Chandra Mohan Das, accepted the Gift Deed from the Governor of West Bengal with the intent to rehabilitate the refugees registered at A.D.R. North 24 Parganas, recoded in Book No. I, Volume No. I, Pages From 81 to 84, Being No. 21, dated on 16.03.1988, measuring land area 2 Katha 14 Chittak more or less, lying and Situated at Mouza: Natagorh, C.S. Dag No. 2058(P), under L.O.P. No. 15, J.L. No. 15, P.O. Sodepur, under P.S. Ghola, Dist. North 24 Parganas, Under Panihati Municipality, Tirtha Bharati. Ward No. 31, Kolkata – 700110.

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3	YEAR: 1987	Said UPENDRA NATH PAUL alias UPENDRA PAUL deceased on 24.03.1998 and his Wife namely Malina Rani Paul deceased on 21.02.1987 and leaving behind their 4 (Four) legal heir and successor namely 1. SHISHIR PAL, 2. MIHIR PAUL alias MIHIR PAL, 3. ARUNA GHOSH, 4. UTTAM PAL.
4	YEAR: 2017	Said That One HARI PADA DAS alias HARIPADA DAS, son of Late Chandra Mohan Das, was gifted Land with structure measuring land area 640 Sq.ft. out of Land area 2 Katha 14 Chittak, more or less, with structure area measuring 502 Sq.ft. more or less, lying and Situated at Mouza: Natagorh, C.S. & R.S. Dag No. 2058(P), under L.O.P. No. 15, J.L. No. 15, P.O. Sodepur, under P.S. Ghola, Dist. North 24 Parganas, Under Panihati Municipality, Tirtha Bharati. Ward No. 31, Kolkata – 700110, in favour of his grandson namely DIPJIT DAS , by virtue of a Bengali Gift Deed, which was registered at A.D.S.R. Sodepur, dated on 21.07.2017, Recorded in Book No. I, Volume No. 1524-2017, Pages From 111537 to 111557, being No. 152403934, for the Year 2017.
5	YEAR: 2018	Said UTTAM PAL alias UTTAM PAUL deceased on 12.03.2018 and his Wife namely SABITA PAL deceased on 31.0.2017 and leaving behind their 2 (Two) legal heir and successors namely 1. RUMA DAS, 2. SOMA DEY,
6	YEAR: 2018	Thereafter the said 1. SHISHIR PAL, 2. MIHIR PAUL alias MIHIR PAL, 3. ARUNA GHOSH, 4. RUMA DAS, 5. SOMA DEY , are absolute owners of the said Land, measuring area 02 katha 14 Chittak, more or less, lying and situated at Mouza: Natagorh, C.S. & R.S. Dag No. 2058, under L.O.P. No. 14, J.L. No. 15, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Under Panihati Municipality, Tirtha Bharati, Ward No. 31, Kolkata – 700110.
7	YEAR: 2023	said . SHISHIR PAL, 2. MIHIR PAUL alias MIHIR PAL, 3. ARUNA GHOSH, 4. RUMA DAS, 5. SOMA DEY, the have decided to develop the said plots of land by into constructing a multi-storeyed building thereon Accordingly entered into Registered Development agreement and Development Power of Attorney with one ADITYA CONSTRUCTIONS CO. a proprietorship concern having its office at 47, Tarun Pally, D.P. Nagar, P.O. & P.S. Belgharia, Kolkata 700056, represented by its proprietor namely BISWAJIT TRIVEDI , dated on 19.05.2023 the said deed was registered before the A.D.S.R. Sodepur, Registered in Book No. I, Volume No. 1524-2023 recorded in Page 136157 to 136189, being No. 152403821 for the Year 2023.
8	YEAR: 2024	said DIPJIT DAS the have decided to develop the said plots of land by into constructing a multi-storeyed building thereon Accordingly entered into Registered Development agreement and Development Power of Attorney with one ADITYA CONSTRUCTIONS CO. a proprietorship concern having its office at 47, Tarun Pally, D.P. Nagar, P.O. & P.S. Belgharia, Kolkata 700056, represented by its proprietor namely BISWAJIT TRIVEDI , dated on 22.01.2024 the said deed was registered before the A.D.S.R. Sodepur, Registered in Book No. I, Volume No. 1524-2024 recorded in Page 12590 to 12614, being No. 152400446 for the Year 2024.

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9	YEAR: 2024	thereafter lawful possession of the said Land, the said 1. SHISHIR PAL, 2. MIHIR PAUL alias MIHIR PAL, 3. ARUNA GHOSH, 4. RUMA DAS, 5. SOMA DEY , mutated their names, dated on 02.03.2024 in records of Panihati Municipality and has been recorded in the Municipal Assessment Registers bearing Holding No. 190, at Tirtha Bharati, under ward No.31, and paid upto date tax hereof.
10	YEAR:2024	thereafter lawful possession of the said Land, the said DIPJIT DAS mutated their names, dated on 02.03.2024 in records of Panihati Municipality and has been recorded in the Municipal Assessment Registers bearing Holding No. 191, at Tirtha Bharati, under ward No.31, and paid upto date tax hereof.
11	YEAR: 2024	Said 1. SHISHIR PAL, 2. MIHIR PAUL alias MIHIR PAL, 3. ARUNA GHOSH, 4. RUMA DAS, 5. SOMA DEY, 6. DIPJIT DAS are herein for the purpose of better use and convenient enjoyment/occupation and also for future construction on the aforesaid two contiguous plots of land and also to develop the aforesaid their two contiguous plots of land by construction building and also for causing preparation of building plan to that effect and for subsequent obtaining sanction of such building plan has agreed to amalgamate their said Two contiguous plots of land and to amalgamated their said Four municipal holding into a single holding, being New Holding No. 190, Tirtha Bharati, Ward No. 31, under limits of Panihati Municipality, and Total Land measuring 03 Katha 12 Chattak 10 Sq.ft, more or less lying and Situated at Mouza – Natagorh, J.L. 15, R.S./L.R. Dag No. 2058, 2058 (P), R.S. & L.R. Khatian No. 16, L.R. Khatian No. 1807, L.O.P. No. 14, 16, under the jurisdiction of Khardah Now Ghola Police Sation.

NOTE;

CONSIDERING THE SEARCH REPORT AND IN VEW OF ABOVE I AM OF OPINION THAT THE SAID LAND IS GOOD, CLEAR, FREE AND MARKETABLE TITLE.

Thanking You.**Regards,**

**Advocate
Barrackpore Court
Enrolment No. F/1510/2009.**