

No. REGN AA 392267

Receipt for Fees Deposited for Search or Inspection

3267

Serial Number of application

24/11/19

Date of application

2005-18

3. Search for the year(s)

4. Name of office to which the record to be searched or inspected relates

527 SRALPore

5. Name of person or property to be searched

6. Nature of document

92, Raypur.

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

H

8. From whom received

R. Ray.

9. Fees paid under Article —

F (1) (i)

F (1) (ii)

F (2)

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Registrar of

RECORDS.

No. REGN AA 464170

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 8470

2. Date of application 21-1-19.

3. Search for the year(s) 2008-18

4. Name of office to which the record to be searched or inspected relates Maul

5. Name of person or property to be searched u

6. Nature of document Su

Particulars of record to be inspected (year, number, book, volume and page in the

case of registered document) Br - 92 Raypur

..... M - Patuli

From whom received R. Roy

Fees paid under Article —

1) (i)

1) (ii)

2)

15/

..... Registrar of

AMARENDRA NATH SENGUPTA

Advocate, City Civil Court, Calcutta

Chamber:

HB-109, Sector 3, Salt Lake City

Kolkata - 700106

Phone: 9831081978

TITLE SEARCH REPORT AND BRIEF HISTORY OF THE LAND SITUATED AT PREMISES P-43, GREEN VIEW, P.O. GARIA, PRESENTLY P.S. PATULI, (FORMERLY P.S. JADAVPUR), KOLKATA-700 084 OF THE KOLKATA MUNICIPAL CORPORATION.

NAME OF THE TITLE HOLDER/S

(1) **DR. MIHIR KUMAR DAS** (PAN- ACTPD8297M), son of Late Phani Bhusan Das, residing at P-43, Green View P.O. Garia, P.S. Patuli, Koikata - 700084,

(2) **SMT. CHAMPA DAS** (PAN- ADSPD9431B), wife of Late Shyamal Das residing at Santi Path, P.O. Santoshpur, P.S. Survey Park. Koikata - 700 075

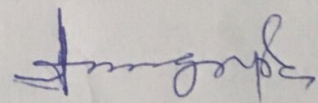
(3) **SMT. SHEULI DAS** (PAN- AGMPD6726G), wife of Late Parimal Das, residing at, 10.B, Raja S. C. Mullick Road, Flat. No. D, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700 047,

NAME OF THE DEVELOPER/ PROMOTER

“**MESSRS MATRIK**”, a proprietorship firm, having its registered office situated at 400 B/1Z, N S C. Bose Road, P.O. Naktala. P.S. Netaji Nagar, Kolkata - 700 047 represented by its' sole proprietress **SMT. RUMA RAY**, (PAN - AFMPR0344B), wife of Sri Mrinal Ray residing at 87/12, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Koikata - 700 047.

DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of homestead land measuring an area of 6 (Six) Cottahs 3 (Three) Chittacks 23 (Twenty Three) Sqft. together with an existing two storied old building is standing measuring built up area of 2000 (Two thousand) Sqft. and after demolishing the same a ground plus three storied building shall be erected thereon as per sanction building plan to be sanctioned by the Developer from the K.M.C. and the property is situated in Mouza- Buishnabghaia, JL No. 28, Parganas- Khaspur,. Touzi No., 255. R.S. No. 38, comprising in R.S Dag No. 720, under R.S. Khatian No. 468 and it is presently known as K.M.C. Premises No.92, Roypur, within the K.M.C, Ward No.101, Assessee No. 31-101-22-0092-8 and the said property is also known as



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Postal address P-43, Green View, P.O. Garia, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 084, Dist. South 24-Parganas and the entire property is butted and bounded by:-

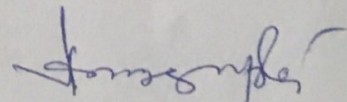
On the North	Government plot and its boundary
On the South	Land and building of Chattopadhyay
On the East	12'-0" wide KMC Road
On the West	Government plot and its boundary

DOCUMENTS EXAMINED AND VERIFIED

- A) Deed of Conveyance (Bengali) dated 09.01.1981 registered in the office of Sub-Registrar, Alipore and entered into Book No. 1, Volume No. 40, pages 39 to 45, Deed No. 77 for the year 1981
- B) Registered Deed of Gift dated 17.01.1997, registered in the office of A.D.S.R. Alipore and entered into Book No. 1, Volume No. 50 at pages 353 to 364, Deed No. 1524 for the year 1997.
- C) joint development agreement dated 15th June 20016 registered as document no. I-04050/2016 at the office of the Sub-Registrar of Alipore, South 24 Parganas;
- D) Mutation Certificate issued by the Kolkata Municipal Corporation favouring the aforesaid Owners in respect of the above property.
- E) Tax receipts of KMC
- F) Mutation Certificate of KMC

DEVOLUTION OF TITLE

WHEREAS one Sri Phani Bhusan Das since deceased and his wife and son namely Smt. Sefali Rani Das, alias Sefali Das since deceased and Dr. Mihir Kumar Das jointly purchased a plot of Rayati Bastu land measuring land area of 6 (Six) Cottahs 23 (Twenty Three) Sqft. each having undivided 1/3rd share situated in Mouza Baishnabgha, J L No. 28, Pargana - Khaspur. R.S. No. 38. Touzi No. 255. comprismg in R.S. Dag No 720, unier R.S. Khatian No. 468. within previously P.S. Jadavpur. presently P.S. Patuli. District at present. South 24 Parganas by virtue of a registered Deed of Conveyance (Bengali) dated 09.01.1981 registered in the office of Sub-Registrar, Alipore and entered into Book No. 1, Volume No. 40, pages



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39 to 45, Deed No. 77 for the year 1981 from one Sri Hari Bikash Chattopadhyay, son of Late Hari Charan Chattopadhyay of Baishnabghata, Kendua, P.S. presently Patuli (formerly P.S. Jadavpur), Kolkata - 700 084, District South 24 Parganas, who obtained this property by virtue of a registered Deed of Settlement dated 08.11.1971 registered in the office of Sub-Registrar of Alipore, South 24 Parganas and entered into Book No. 1, Volume No. 88, at pages 270 to 283, Deed No. 4477 for the year 1971.

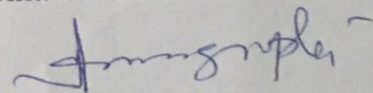
AND WHEREAS during life time said Phani Bhusan Das since deceased erected a two storied building on the said purchased land in the year 1985.

AND WHEREAS previously this property was under the jurisdiction of Jadavpur Municipality and at present the said property comes under the jurisdiction of the Calcutta Municipal Corporation presently known as The Kolkata Municipal Corporation it is now known as K.M.C. Premises No. 92, Roypur, Assessee No. 31-10122-0092-8, Ward No. 101.

AND WHEREAS said Phani Bhusan Das died intestate on 14.10.1995 leaving behind his wife Smt. Sefali Rani Das alias Sefali Das since deceased, one son namely Dr. Mihir Kumar Das, the OWNER No. 1 herein and two daughters namely Smt. Champa Das and Smt. Shefali Das the OWNERS Nos. 2 and 3 herein who jointly inherited the undivided $\frac{1}{3}^{\text{rd}}$ share of Phani Bhusan Das, since deceased as per Hindu Succession Act 1956 each having undivided $\frac{1}{12}^{\text{th}}$ share of the property.

AND WHEREAS after the death of said Phani Bhusan Das, the Owner No. 1 namely Dr. Mihir Kumar Das herein, becomes the owner of undivided $\frac{5}{12}^{\text{th}}$ share of the property (i.e. his own undivided $\frac{1}{3}^{\text{rd}}$ share + inherited $\frac{1}{12}^{\text{th}}$ share), said Smt. Sefali Rani Das alias Sefali Das since deceased became the owner of undivided $\frac{5}{12}^{\text{th}}$ share of the total property (i.e. her own undivided $\frac{1}{3}^{\text{rd}}$ share + inherited $\frac{1}{12}^{\text{th}}$ share) and Smt. Champa Das and Smt. Sheuli Das become the owner of undivided $\frac{1}{12}^{\text{th}}$ inherited share as per Hindu Succession Act 1956.

AND WHEREAS during life time said Smt. Sefali Rani Das alias Sefali Das donated her undivided $\frac{5}{12}^{\text{th}}$ share of the total property to her daughter Smt. Sheuli Das, the Owner no.



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3 herein by virtue of a registered Deed of Gift dated 17.01.1997, registered in the office of A.D.S.R. Alipore and entered into Book No. 1, Volume No. 50 at pages 353 to 364, Deed No. 1524 for the year 1997 and as a result the said Smt. Sheuli Das becomes the owner of undivided half share of the total property (i.e. her undivided $1/12^{\text{th}}$ share + donated $5/12^{\text{th}}$ share).

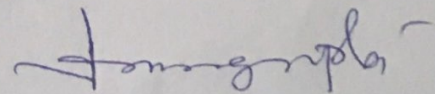
AND WHEREAS the mother of present owners of the property Sefali Rani Das died intestate on 12.02.2007.

AND WHEREAS thus the present owners of the property are the absolute joint owners of the property of which the Owner no. 1 namely DR. Mihir Kumar Das is having undivided $5/12^{\text{th}}$ share, the Owner no. 2 namely Smt. Champa Das is having the ownership of her inherited undivided $1/12^{\text{th}}$ share and the Owner No.3. namely Smt. Sheuli Das becomes the owner of undivided $1/2$ share of the total property (i.e. her own undivided $1/12^{\text{th}}$ inherited share+ donated undivided $5/12^{\text{th}}$ share of her mother's share).

AND WHEREAS the present Owners are now the absolute joint owners of the total Bastu land measuring an area of 6 (Six) Cottahs 3 (Three) Chittacks 23 (Twenty Three) Sqft. whereon standing-an old two storied building measuring covered area of 2000 (Two thousand) Sqft.

AND WHEREAS the present owners mutated their property in the record of the K.M.C. known as K.M.C. Premises No. 92, Roypur, Assessee No. 31-101.22-0092-8 and also known postal address P-43, Green View, P.O. Garia. P.S. Patuli (formerly P.S. Jadavpur), Koikata - 700 084 and entire land measuring an area of 6 (Six) Cottahs 3 (Three) Chittacks 23 (Twenty Three) Sqft. together with existing two storied old building measuring covered area of 2000 (Two thousand) Sqft.

AND WHEREAS subsequently the Owners and the promoter have entered into a joint development agreement dated 15th June 20016 registered as document no. I-04050/2016 at the office of the Sub-Registrar of Alipore, South 24 Parganas;



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LIABILITIES OF ENCUMBRANCES

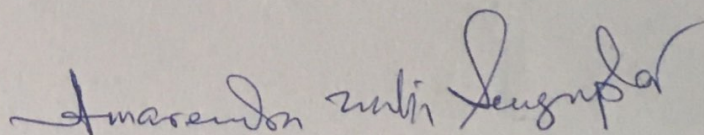
Search of the records in the office of ARA, Kolkata, District Registrar at Alipore, South 24 Parganas and in the office of Additional District Sub Registrar at Alipore from 2005 to 2018 revealed no adverse entries in respect of the said premises. I have also inspected the papers referred above in original. From those exercises it appears that the title of the Owners are genuine and free from all encumbrances. There appears to be no notice for acquisition or requisition of the property by any Govt. or statutory body or bodies in regard to the said premises.

APPLICATION OF U.L. (C&R) ACT, 1976-

The said land is not coming under the purview of Urban Land (ceiling & Regulation) act, 1976.

CERTIFICATE -

I, therefore, certify that the above mentioned present owners hold, occupy and have good, clear and a fair marketable title to the property mentioned in the caption which is free from all encumbrances as per records available in the said Registration Office.



ADVOCATE

ENCL:

- 1) Search Receipts from the concerned Registry Office (for the period from 2005 to 2018)