

*Santanu Sanyal*

(Advocate)

**ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.**

**{SEARCH REPORT}**

*Residence*

**3 No. SINGHI GARDEN  
(NANDI BAGAN)  
P.O. HALTU, P.S. GARFA  
KOLKATA-700078  
(M) 9836301493**

*Date .....*

## SEARCH REPORT.

Re: ALL THAT piece and parcel of homestead land measuring an area about 6 (Six) cottahs 10 (Ten) chittacks 26 (Twenty Six) sq.ft, be the same or a little more or less, with old brick made structure thereon, comprised at Parganas Balia, Mouza Behala, J.L. No.22, R.S No.83, Touzi No.346, Khaitan No. 840, 860 and part of 858, Dag No. 4122 and 4123, Police Station- Behala, now Parnasree, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 132, lying and situated at and being Premises No. 14, Abhoy Bidyalankar Road, (Postal Premises No. 23, Abhoy Bidyalankar Road, Kolkata-700060 and Assessee no : 41-132-01-0014-1, along with all easement rights, paths, passages, ways and interest thereon, and the said property is butted and bounded by:

I have caused necessary searches of the above mentioned property at D.R. Alipore and A.D.S.R Behala from 2006 to 08.12.2020 and I have gone through the title deed, link deeds, copy of the mutation certificates of B.L & R.O and K.M.C paid up tax bill of K.M.C. Record of Right, Sanctioned building plan of Kolkata Municipal Corporation etc in respect of the property.. My search report is as follows:

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Advocate



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**WHEREAS,**

1. One Sri. Upendra Nath Pal was the Owner of all that piece and parcel of land ad-measuring 11 satak by way of Dakhali Satta and 8 satak by means of Bengali Kobala dated 20.05.1936 duly registered in the office of the District Sub Registrar of 24 Parganas at Alipore and the same is recorded in Book Number - I, Volume Number 66, pages from 15 to 18 being number 2365 for the year 1936 from the then Owner Sri. Shibdas Bhattacharya for a valued consideration mentioned therein.
2. Inadvertently a mistake crept in the said Bengali Kobala dated 20.05.1936 one Sri.Nani Gopal Pal's name appeared as the purchaser along with that of Sri. Upendra Nath Pal, the said mistake was rectified vide a registered Nadabi Patra Duly registered in the office of Joint Sub- Registrar Alipore at Behala on 09.12.1957 duly recorded in Book Number -I, Volume Number 51, pages from 56 to 58 being number 4115 for the year 1957.
3. Sri Upendra Nath Pal thereafter recorded his name in the office of the BL&LRO and other concerned departments.
4. Sri. Upendra Nath Pal died intestate on 06.12. 1960, leaving behind his wife Smt. Saralabala Pal and 3 sons namely Sri. Ashok Kumar Pal, Sri. Amal Kumar Pal and Sri. KanakKumar Pal who inherited the said property in undivided equal 1/4th share each as per Hindu Succession Act.

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5. Smt. Saralabala Pal ,Sri. Ashok Kumar Pal, Sri. Amal Kumar Pal and Sri. Kanak Kumar Pal out of the total property inherited by them from Sri. Upendra Kumar Pal gifted an area of 1 cottah 8 chittak 20 sqft vide a registered deed of gift to 1.Sri. Jahar Paul 2. Sri. Rathin Paul and 3.Sri Rabin Paul on 21.05.2004
6. Smt. Saralabala Pal ,Sri. Ashok Kumar Pal, Sri. Amal Kumar Pal and Sri. KanakKumar Pal out of the total property inherited by them from Sri. Upendra Kumar Pal gifted an area of 1 cottah 0 chittak 00 sqft vide another registered deed of gift to Sri. Paresh Chandra Pal, leaving an area of 6 cottah 10 ch 26 sqft
7. Sri. Kanak Kumar Pal died intestate on 25.11.2004 as a bachelor leaving behind her mother Saralabala Pal as his only legal heir who inherited his undivided 1/4th share.
8. Smt. Saralabala Paul died intestate on 18.08.2005 leaving behind his two son Sri. Asoke Pal and Sri. Amal Pal as her legal heir, both of them inherited the share of their mother in undivided 1/2 each, there by becoming the owner of the entire property left by Sri. Upendra Nath Pal in undivided 50 percent each.
9. Amal Pal died intestate on 14.10.2006 as bachelor leaving behind Sri Ashok Kumar Paul as his only heir, who inherited his undivided 50% share, thereby becoming the owner of the entire property i.e 6k 10ch 26 sqft having 100% share.

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10. Sri. Asoke Kumar Paul duly recorded his name in the records of Kolkata Municipal Corporation as owner of the said property and had been paying the taxes and other outgoings.

11. Sri. Asoke Pal died intestate on 24.09. 2007, leaving behind his wife Smt. Chabi Rani Pal and two daughters 1. Smt. Susmita Pal (nee De) 2. Smt. Sangita Pal (nee Kar) as his only legal heirs, who inherited the said property in undivided 1/3rd. share each.

12. Smt. Chabi Rani Pal, Smt. Susmita De and Smt. Sangita Kar recorded their names in the records of Kolkata Municipality corporation and had been paying regular taxes and other outgoings.

13. That the Owner herein for the purpose of Development of their premises after demolishing the existing building/ structure thereon but due to their paucity of fund they wish to appoint an eminent Developer to develop the said property for construction in his said Property a building consisting of several flat/s and spaces therein at the cost of the Developer as per scheme or plan made by him.

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14. The Developer herein knowing the proposal of Land Owner has agreed to take over the said Development work on Premises No. 14, Abhay Bidyalankar Road, P.S Behala now Parnasree, Postal Premises No. 23, Abhay Bidyalankar Road, Kolkata - 700060 and executed a registered Joint venture agreement duly registered in the office of the Additional District Sub Registrar Behala, South 24 Parganas and the same was recorded in Book number I, Volume number 1607-2019, pages from 163531 to 163578 being number 160705186 for the year 2019.

That the Developer has sanctioned a building plan from Kolkata Municipal Corporation being Building Plan number 2019140348 dated 18.02.20 and has started construction of the proposed G-III, storied building as per specification annexed hereinafter at premises No.14, Abhay Bidyalankar Road, P.S. Parnasree, Kolkata - 700 060.

*Santanu Sanyal*  
**Santanu Sanyal**

No. REGN AA 284723

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 17220
- 2. Date of application ..... 8/2/20
- 3. Search for the year (s) ..... 2018 - 20
- 4. Name of office to which the record to be searched or inspected relates ..... Dkt Bole.
- 5. Name of person or property to be searched ..... 14 Abhoy Bidya
- 6. Nature of document ..... Markon Rd.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 15 Four nos. R
- 8. From whom received ..... R Dutta
- 9. Fees paid under Article — 342
- F (1) (i)
- F (2) (ii)
- F (2)

