

Ref. No.

Date : 10/05/2021

TO WHOM IT MAY CONCERN

Search report of Tilottama Natural City

Sub (Entire Land) : All that peace and parcel of land measuring 62 (sixty two) Cottah 03(Three) Chittaks 12(Twelve) sq ft., or 102. 64 decimals of land be the same a little more or less, under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01,RS Khatian No. 126, 155, 130, LR Khatian No 223, 1041 , 511,512 RS & LR Dag No 234 235 , 236 under the Madhyamgm Municipality Ward No. 07, Ward No. 26, Holding No. 7, 7/1, 7/2, 7/3 Old Jessore Road.. PS - Narayanpur previously Airport, Dist. 24 PGS(N) Kol, 132.

Name and Address of the Title Holder:

- (1) **SMT RAMYANI MITRA** D/O Lt. Rabindra Nath Mitra of 77 Vivekananda Road, P. O. - Beedon Street, P. S. - Girishpark, Kolkata - 700006,
- (2) **SRI HRISHIKESH JANA** son of Sri Ananta Kumar Jana of 12/C Thakurdas Chakraborty Lane, P. O. - Beedon Street, P. S. - Girishpark, Kolkata - 700006
- (3) **SNIGDHA JANA** W/O Sri Hrishikesh Jana of 12/C Thakurdas Chakraborty Lane, P. O. - Beedon Street, P. S. - Girishpark, Kolkata - 700006.

Details /description of the documents scrutinized:

Sl No	Date of document	Name/Type of document	Regn / Ref No. of the document with date	Whether Original/ Certified/ True copy/ Photostat
1.	12/03/1970	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-37, Page 168-171, Being No. 2564 for the year 1970	Original
2.	25/04/1974	Deed of Sale	SR Barasat Recorded in Book- I, Vol.- 48, Page 219-222, Being No. 4055 for the year 1974	Original
3.	22/04/1974	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-47,	Original

Partha Pratim Mandal

Advocate, B.A., L.L.B

District Judges' Court
Barasat, North 24 Parganas
Kolkata - 700124


RESIDENCE CUM CHAMBER :

2 No, Gitanjali Pally
Moyna Check Post
P.O.Noapara, 24 Pgs. (N)
Kolkata - 700 125
Mobile No.: 9831103324

Ref. No.

Date :

			Page 185-188, Being No. 3864 for the year 1974	
4.	16/08/1966	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-142 Page 92-94, Being No. 12749 for the year 1966	Certified Copy
5.	19/08/1966	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-147 Page 74-76, Being No. 12904 for the year 1966	Certified Copy
6.	12/02/1968	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-26, Page 152-154 Being No. 1765 for the year 1968	Certified Copy
7.	08/07/1974	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-94, Page 44-49, Being No. 6179 for the year 1974	Certified Copy
8.	08/07/1974	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-97, Page 17-21, Being No.6180 for the year 1974	Certified Copy
9.	19/12/2019	Deed of Gift	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2019, Page 105892-105918, Being No.1502-03536 for the year 2019	Original
10	22/01/2020	Dev. Agreement	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 6977-7026 Being No.1502-00204 for the year 2020	Original
11.	22/01/2020	DEV. Power of Attorney	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 7080-7110 Being No.1502-00214 for the year 2020	Original
12.	11/02/2021	DEV Power of Attorney	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2021, Page 19119-19152, Being No.1502-00563 for the year 2021	Original
13.	05/07/1974	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-73, Page 155-158, Being No.5028 for the year 1974	Certified Copy



Partha Pratim Mandal
Advocate

District Judges' Court
Barasat, North 24 Parganas
Encl. No. WP/108/2021

Partha Pratim Mandal

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14.	15/07/1975	Deed of Sale	SR Barasat Recorded in Book- I, Vol.-74, Page 250-252, Being No. 5790 for the year 1975	Original
15.	12/03/2020	Deed of Gift	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 23474-23498 Being No.1502-00764 for the year 2020	Original
16.	18/06/2020	Dev. Agreement	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 296196-29663 Being No.1502-00985 for the year 2020	Original
17.	18/06/2020	DEV. Power of Attorney	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 29664-29697, Being No.1502-00986 for the year 2020	Original
18	11/02/2021	DEV. Power of Attorney	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2021, Page 19153-19184, Being No.1502-00564 for the year 2021	Original
19.	29/11/2006	Deed of sale	ARA-II at Kolkata Recorded in Book- I, Vol.- 01 Page 01-27, Being No.1515 for the year 2007	Original
20.	23/11/2009	Deed of sale	ARA-II at Kolkata Recorded in Book- I, Vol.- 26 Page 4572-4585, Being No.12863 for the year 2009	Original
21	23/11/2009	Deed of Sale	ARA-II at Kolkata Recorded in Book- I, Vol.- 26 Page 4586-4598, Being No.12864 for the year 2009	Original
22	16/03/2020	Dev. Agreement	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 24989-25041, Being No.1502-00814 for the year 2020	Original
23	16/03/2020	Dev Power of Attorney	DSR-II at Barasat Recorded in Book- I, Vol.-1502-2020, Page 25042-25072 Being No.1502-00815 for the year 2020	Original
24	30/06/2020	Tax	Madhyamgram municipality in the name of Rabindra Nath Mitra vide receipt no	Original



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			2020-2021/F/5218	
25.	08/09/2020	Tax	Madhyamgram municipality in the name of Ramyani Mitra vide receipt no 2020-2021/F/10879	Original
26.	08/09/2020	Tax	Madhyamgram municipality in the name of Ramyani Mitra vide receipt no 2020-2021/F/10878	Original
27.	16/09/2020	Tax	Madhyamgram municipality in the name of Hrishikesh Jana & Snigdha Jana vide receipt no 2020-2021/F/11746	Original
28.	08/09/2020	Tax	Madhyamgram municipality in the name of Hrishikesh Jana & Snigdha Jana vide receipt no 2020-2021/F/10876	Original
29.	08/09/2020	Tax	Madhyamgram municipality in the name of Hrishikesh Jana & Snigdha Jana vide receipt no 2020-2021/F/10873	Original
30	05/09/2020	Parcha	BL&LRO at Barasat-II in the name of Rabindra Nath Mitra Vide LR Kh. 223	Original
31.	05/09/2020	Parcha	BL&LRO at Barasat-II in the name of Ramyani Mitra Vide LR Kh. 1041	Original
32.	05/09/2020	Parcha	BL&LRO at Barasat-II in the name of Hrisikesh Jana Vide LR Kh. 1040 & 511	Original
33.	05/09/2020	Parcha	BL&LRO at Barasat-II in the name of Snigdha Jana Vide LR Kh. 1039 & 512	Original
34	22/11/2020	Sanction plan	Madhyamgram municipality vide no COM-81/MM/2020-2021	Original

Brief History of the land :

- I. Sri Rabindra Nath Mitra purchased a plot of land measuring 19.25 decimals or 11 Cottah 11 Chhataks more or less under the jurisdiction of Mouja-Ganganagar, JL No 49, RS Khatian No. 155, RS Dag No 234 from Santosh Kumar Ghosh S/O Lt. Hajer Chandra Ghosh by a



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deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 37, Pages from 168-171 being Deed No 2564 for the year 1970.

- II. That Sri Rabindra Nath Mitra purchased another plot of land measuring 8.25 decimals or 5 Cottah 00 Chhataks more or less under Mouja-Ganganagar, JL No 49, , RS Khatian No. 155, RS Dag No 234 from Kanchan Mala Das W/O Lt. Sudhir Kumar Das by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 48, Pages from 219-222 being Deed No 4055 for the year 1974
- III. That after purchasing the total land measuring 16 Cottah 11 Chhataks or 27.5 decimals more or less, Sri Rabindra Nath Mitra mutated the land only 26.65 decimal before the BL & LRO at Madhyamgram (Barasat-II) in LR Khatian NO 223 and LR Dag 234.
- IV. That Shri Rabindra Nath Mitra had sold out the land measuring 9 decimals or 5 Cottah 6 Chhataks 41 sq. ft. out of 27.5 decimals to Hrishikesh Jana and Smt. Snigdha Jana registered at ARA-II at Kolkata recorded in Book No - 1 Volume No. 26, Pages from 4586 - 4598 Deed No 12864 in the year 2009.
- V. That RABINDRA NATH MITRA became the owner of 18.5 decimals of land at present RS Khatian No. 155 LR Khatian No. 223 RS & LR Dag No. 234.
- VI. That Faim Mulla S/O Late Matiulla Mulla was the owner of land measuring 7.5 decimals under Mouja- Ganganagar, JL No. 49, recorded in RS Khatian No. 130, LR Khatian No. 168, RS & LR Dag No. 235.
- VII. That Faim Mulla S/O Late Matiulla Mulla sold the said land measuring 7.5 decimals to Anil Chandra Ghosh S/O Krishna Chandra Ghosh by a deed of sale which was registered at S.R.O. Barasat recorded in Book No. 1, Volume No. 142, Pages from 92 to 94, being sale deed no. 12749 of the year 1966.
- VIII. That Anil Chandra Ghosh also sold the said 7.5 decimals of land to Md. Jalaluddin Mulla S/O Mostaj Ali Mulla by a deed of sale which was registered at S.R.O. Barasat recorded in Book No. 1, Volume No. 147, Pages from 74 to 76, being sale deed no. 12904 of the year 1966.
- IX. That Md. Mostaj Ali Mulla S/O Late Matiulla Mulla became the owner of another land measuring 7.5 decimals under Mouza- Ganganagar, JL No. 49 recorded in RS Khatian No. 130, RS Dag No. 235.
- X. That Md. Jalaluddin Mulla S/O Mostaj Ali Mulla and Md. Mostaj Ali Mulla S/O Late Matiulla Mulla jointly became the owner of Land measuring 15 decimal vide RS Dag No 235 and they jointly sold the entire property i.e. 15 decimals of land to the Hazi Muhammad Amir Ali S/O Late Md. Amanullah by a deed of sale which was registered at S.R.O. Barasat



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- recorded in Book No. 1, Volume No. 26, Pages from 152 to 154, being sale deed no. 1765 of the year 1968.
- XI. That after the death of Hazi Muhammad Amir Ali S/O Late Md. Amanullah, his seven sons namely Md. Akkaj Ali, Md. Abbaj Ali, Md. Asraf Ali, Md. Atabuddin, Mt. Matabuddin, Md. Belat Ali, Md. Ibrahim Mandal and Four daughters namely Acchiya Khatun, Jobeda Khatun, Rijiya Khatun, Rabiya Khatun and only wife Anjaman Bibi became the legal heirs and successors of the Hazi Muhammad Amir Ali S/O Late Md. Amanullah.
- XII. That said Md. Akkaj Ali and 11 others jointly sold and transferred the 7.5 decimals out of 15 decimals of land, RS Khatian No. 130, RS Dag No. 235 to Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra be deed of sale which was registered at S.R.O. Barasat recorded in Book No. 1, Volume No.94, Pages from 44 to 49, being sale deed no. 6179 of the year 1974 and remaining 7.5 decimals out of 15 decimals of land also sold and transferred by another sale deed to Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra which was registered at S.R.O. Barasat recorded in Book No. 1, Volume No. 97, Pages from 17 to 21, being sale deed no. 6180 of the year 1974.
- XIII. That Sri Rabindra Nath Mitra son of late Ratish Chandra Mitra gifted the entire land measuring 15 decimals to his daughter namely SMT. RAMYANI MITRA by a deed of gift which was registered at DSR-II at Barasat recorded in Book No. 1, Volume No. 1502-2019 Pages from 105892-105918 vide deed no. 150203536 for the year 2019.
- XIV. That SMT RAMYANI MITRA became the owner of 15 decimals of land at present under Mouza- Ganganagar, JL No. 49, RS Khatian No. 130, RS Dag No. 235.
- XV. That (a) Shri Biswanath Ghosh and (b) Shri Ajit Ghosh, all are S/O Shri Bankim Bihari Ghosh was the owner of land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less under Mouja- Ganganagar, RS Khatian No. 126, RS Dag No. 236 by way of Deed of Sale which was registered at SR Barasat being deed no. 4798/1967 on 03/04/1967 from (a) Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O of Late Jyotish Chandra Ghosh.
- XVI. Shri Biswanath Ghosh and Shri Ajit Ghosh all are S/O Shri Bnakim Bihari Ghosh sold the entire property to Shri Rabindra Nath Mitra S/O Late Ratish Chandra Mitra by a deed of sale which was registered at SR Barasat being deed no. 5028 for the year 1974 recorded in Book No. 1, Volume No. 73 Pages from 155 to 158 on 05/07/1974 and he also mutated his land in LR Khatian no 223 LR dag no 236.

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- XVII. That Shri Rabindra Nath Mitra S/O Late Rtaish Chandra Mitra became the owner land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less under RS Khatian no 126 & LR Khatian no 223 And RS & LR Dag No. 236 .
- XVIII. That (a) Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O of Late Jyotish Chandra Ghosh became the owner of land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less under Mouja- Ganganagar, JL No. 49, recorded in RS Khatian No. 126, RS Dag No. 236 by a Deed of Sale which was registered at SR Barasat being deed no. 3792/1967 dated 16/03/1967 from Shri Anukul Chandra Ghosh and others.
- XIX. That Shri Rabindra Nath Mitra son of late Ratish Chandra Mitra also purchased the aforesaid land by way of Deed of Sale which was registered at SR Barasat recorded in Book No. 1, Volume No. 74, Pages from 250 to 252 being deed no. 5790 in the year 1975 dated 15/07/1975 from Shri Kartik Chandra Ghosh & 2 others. He also mutated his name in the BL & LRO at Barasat-II in the LR Khatian No. 223, LR Dag No. 236 and also mutated his land at the Madhyamgram Municipality vide Holding no. 07, Old Jessore Road, ward no. 26.
- XX. That Shri Rabindra Nath Mitra also gifted the said land to his daughter namely Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra be a deed of gift which is registered at DSR-II at Barasat and recorded in Book No. 1, Volume No. 1502-2020 Pages from 23474 to 23498 vide deed no. 150200764/2020.
- XXI. That Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra became the absolute owner of land measuring 21.5 decimal or 13 Cottah 00 Chhataks.under R.S Khatian No 126 and L.R Khatian No. 223 coresponding LR Khatian No 1041,R.S and L.R Dag No. 236.
- XXII. That Sri Rabindra Nath Mitra purchased a plot of land measuring 19.25 decimals or 11 Cottah 11 Chhataks more or less under Mouja-Ganganagar, RS Khatian No. 155, RS Dag No 234 , from Santosh Kumar Ghosh S/O Lt. Hajer Chandra Ghosh by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 37, Pages from 168-171 being Deed No 2564 for the year 1970.
- XXIII. That Sri Rabindra Nath Mitra sold the land measuring 9 decimals or 5 Cottah 6 Chhatak 41 Sq.ft. out of 19.25 decimals to the Hrishikesh Jana and Smt. Snigdha Jana vide deed no 12864 for the year 2009 registered at ARA-II at Kolkata.recorded in Book No - 1 Volume No. 26, Pages from 4586 - 4598 Deed No 12864 in the year 2009.
- XXIV. That Sri Rabindra Nath Mitra purchased a plot of land measuring 22.5 decimals or 13 Cottah 10 Chhataks more or less under Mouza-Ganganagar, JL No 49, RS Khatian No. 130,

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RS Dag No 235 from Gostho Bihari Ghosh S/O Lt. Kshetra Mohon Ghosh by a deed of Sale which was registered at District Sub Registrar at Barasat recorded in Book No 1, Volume No 47, Pages from 185-188 being Deed No 3864 for the year 1974 and mutated his name at BL & LRO at Barasat under LR Khatian No 223, LR Dag No 235 and also mutated his name at the Madhyamgram Municipality vide Holding No 7, old Jessore Rd, ward no 26.

- XXV. That the Sri Rabindra Nath Mitra had sold the land measuring 7 Cottah 00 Chhataks 29 Sq.ft or 11.64 Decimals more or less out of 22.5 decimals or 13 Cottah 10 Chhataks under RS Dag no 235 more or less to the present owner namely Sri Hrishikesh Jana and Smt Snigdha Jana by a deed of sale registered at ARA-II, Kolkata recorded in Book No – 1 Volume No. 1, Pages from 1-27 Deed No 1515 in the year 2007.
- XXVI. The Sri Rabindra Nath Mitra had further sold the land measuring 6 Cottah 05 Chhataks 20 Sq.ft or 10.5 Decimals under RS Dag 126 out of 22.5 decimals or 13 Cottah 10 Chhataks more or less to the present owner namely Sri Hrishikesh Jana and Smt Snigdha Jana by a deed of sale registered at ARA-II, Kolkata recorded in Book No – 1 Volume No. 26, Pages from 4572-4585 Deed No 12863 in the year 2009.
- XXVII. That Hrishikesh Jana and Smt. Snigdha Jana became the owner of land measuring 5 Cottah 6 Chhatak 41 Sq.ft or 9 decimal vide RS & LR Dag No 234 RS Khatian No 155 LR Khatian no 223 and Land Measuring 6 Cottah 05 Chhataks 20 Sq. ft or 10.5 Decimal under RS Khatian no 126 LR Khatian no 223, RS & LR Dag NO 236 and land measuring 7 Cottah 00 Chhataks 29 Sq.ft or 11.64 Decimals under RS Khatian No 126, LR Khatian no 223 & RS & LR Dag NO 236
- XXVIII. That Shri Rabindra Nath Mitra son of late Ratish Chandra Mitra and Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra had executed a development agreement with the Tilottama Construction, Prop. Sree Dhiman Debnath S/O Lt. Narayan Chandra Debnath in respect of land measuring 33.5 decimal Under Mouza – Ganganagar in related to RS & LR Dag No 234, 235 which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2020 Pages from 6977 to 7026 Deed No 150200204 in the year 2020. They also executed a Development power of Attorney which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2020 Pages from 7080-7110 Deed No 150200214 in the year 2020.
- XXIX. That they also executed an another development agreement in respect of land measuring 38 decimal Under Mouza – Ganganagar in related to RS & LR Dag No 236 which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2020 Pages from

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Date :

29616 to 29663 Deed No 150200985 in the year 2020. They also executed an another Development power of Atorney which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2020 Pages from 29664-29697 Deed No 150200986 in the year 2020


XXX. That Sri Rabindra Nath Mitra had died on 05/01/2021 and according to Hindu Succession Act, 1956 his only daughter namely Smt. Ramyani Mitra became the owner of the entire property . Her mother Lt. Manju Mitra had died earliar of her father death.

XXXI. That Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra had further executed two development power of Attorney which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2021 Pages from 19119 - 19152 Deed No 150200563 in the year 2021, AND another was registered at DSR-II Barasat recorded in Book No – 1 Volume No. 1502-2021 Pages from 19153 to19184 Deed No 150200564 in the year 2021

XXXII. That Hrishikesh Jana and Smt. Snigdha Jana had executed a development agreement in respect of land measuring 31.14 Decimal under Mouza Ganganagar in related to RS & LR Dag No 234,235 LR Khatian 511. 512 which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2020 Pages from 24989-25041 Deed No 150200814 in the year 2020. They also executed a Development power of Atorney which was registered at DSR-II at Barasat recorded in Book No – 1 Volume No. 1502-2020 Pages from 25042-25072 Deed No 150200815 in the year 2020.

Certificate

I certify that the aforesaid owners are the present owner and the aforesaid owner's title to the property are free from all encumbrances, lien and charges and also acquires a good and marketable title and perfect valid for mortgage by deposit of title deeds can be created in favour of the Bank by the owner. I certify that the entire land in case individual Unit for individual flat is free from all encumbrances.


10-05-2024

Partha Pratim Mandal
Advocate
District Judges' Court
Barasat, North 24 Parganas
Enrol. No.- WB/108/2001