

JIBANJIB CHAKRABORTY

**M.A.LL.B, Advocate
Howrah Judges' Court**

**Chamber :
115, Udaygarh, P.O. Bhattanagar,
P.S. Liluah, Dist. Howrah**

Dated: 11. 07. 2022.

ALL THAT piece and parcel of MOKARARI MOURASHI Bastu land measuring more or less 05 Ka. 00 Ch. 33 Sft. (more or less) lying and situated at Holding No. 7/5, Circular 4th. Bye Lane under Mouza -Shibpur, sheet No. 85, L.R. Dag No. 257, L.R. Kh. No. 840, P.S. Chatterjeehat old Shibpur, Dist. Howrah-711102, Ward No. 33, Borough- V of H.M.C. within the jurisdiction of District Sub - Registrar at Howrah and Additional District Sub - Registrar at Howrah .

OWNER:-

M/S. ASHA BUILDERS AND DEVELOPERS PRIVATE LIMITED .

I have caused necessary searches in the A.D.S.R. Office AT Howrah for the year 1990 to 2022 till date and the in the D.S.R. Office at Howrah for the year 1990 to 2022 till date through the Regd. Searcher P. Das and have inspected the settlement records B.L. & L.R.O. Mutation and all other relevant documents In respect of the aforesaid property.

MY REPORT :-

1. That the said property originally belonged to one Ratikanta Bhattacharya who got the property by virtue of registered Deed of Settlement from his father which registered on 25. 01. 1956 before the Sub- Registry Office, Howrah .



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2. That in the meantime on 21. 08. 1976 said Ratikanta Bhattacharya settled his property in favour of his two sons namely Sri Ranjit Kumar Bhattacharya and Sanjit Kumar Bhattacharya by a registered Deed of Settlement which was duly executed and registered before the Sadar Jr. Sub- Registrar at Howrah in Being NO. 1248 for the year 1976 but due to some mistake has been detected in the aforesaid Settlement Deed for this reason said Rathikanta Bhattacharya revoked/cancelled the aforesaid Settlement Deed by a registered Deed of Revocation of Settlement deed on 09.12.1988, vide Being NO. 3209 for the year 1988 which was duly executed and registered before the office of the A.D.S.R. , Howrah.

Thereafter during possession upon his rest portion of land due to love and affection on his son Ranjit Kumar Bhattacharya, gifted the said property measuring about 05 Ka. 00 Ch. 33 Sft. of the said property at holding No. 7, Circular 4th. Bye Lane, P.S. Chatterjeehat old Shibpur, Dist. Howrah-711102, Ward No. 33, Borough- V of H.M.C., in his favour, by a registered Deed of Gift which was registered before A.D.S.R. Howrah and recorded in Book NO. I, Volume NO. 66, pages 205 to 221, Deed No. 3855 for the year 1988 and gave physical and khas possession in his favour.



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3. Afterwards said Ranjit Kumar Bhattacharya mutated his name before H.M.C. and after mutation the holding was renumbered as 7/5, Circular 4th. Bye Lane, P.S. Chatterjeehat old Shibpur, Dist. Howrah-711102, Ward No. 33, Borough- V of H.M.C.
4. Thereafter said Ranjit Kumar Bhattacharya sold out the said property measuring about 05 Ka. 00 Ch. 33 Sft. (more or less) lying and situated at Holding No. 7/5, Circular 4th. Bye Lane under Mouza – Shibpur, sheet No. 85, L.R. Dag No. 257, L.R. Kh. No. 840, P.S. Chatterjeehat old Shibpur, Dist. Howrah-711102, Ward No. 33, Borough- V of H.M.C. in favour of present owner namely **M/S. ASHA BUILDERS AND DEVELOPERS PRIVATE LIMITED** by a registered Deed of Gift which was registered before A.D.S.R. Howrah and recorded in Book NO. I, Volume NO.0513-2021, pages from 271319 to 271346, Deed No. 051307937 for the year 2021.



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5. As a result the present owner is owner and occupier of the said property measuring about 05 Ka. 00 Ch. 33 Sft. (more or less) lying and situated at Holding No. 7/5, Circular 4th. Bye Lane under Mouza -Shibpur, sheet No. 85, L.R. Dag No. 257, L.R. Kh. No. 840, P.S. Chatterjeehat old Shibpur, Dist. Howrah-711102, Ward No. 33, Borough- V of H.M.C. and there are no any other claimant of the said property excepting this Company.

On examination of the relevant title Deed and other documents I referred the aforesaid genetic history of the property from which it reveals that **M/S. ASHA BUILDERS AND DEVELOPERS PRIVATE LIMITED**, being the absolute owners of the property as referred herein above and the property is free from all encumbrances and having a good marketable title.

I also hereby certify that the above-mentioned land is not subject to any restriction of Urban Land Ceiling and Regulations Act, 1976 and the same is not under any claim of the CMDA and CIT and any other authority and is fit to equitable mortgaged and sanctioning building plan. etc.

Deed.

Parcha & Demand Registrar.

SEARCH RECEIPT dated 08. 06. 2022.

SEARCH REPORT of P. Das dtd. 08. 06. 2022.


ADVOCATE

11.7, 22

Government of West Bengal
Office of the HOWRAH (D.S.R.-I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-06-2022

Serial No of Application	0501021097/2022	Search No	0501021097/2022
Search for the Years	From 1990 To 2022	Record Available	From 01/01/1900 onwards
Property to be Searched	District: Howrah, PS: Shibpur, Premises: 7/5, Road: Circular 2nd -4th Bye Lane		
From whom Received	P DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Roni Sen)
D.S.R.-I HOWRAH
OFFICE OF THE D.S.R.-I HOWRAH



Pratima Das

64/1, Joy Narayan Babu
Ananda Dutta Lane,
Howrah - 711 101.
Cell : 9903650250
9810236732

Advocate Clerk (High Court)

Searching Report

Ref. No.....

Year 1990 To 2022

Date.....

7/5, circular 4th bye lane

P.S. Shibpur

- 1990 - Nil
- 1991 - Nil (Tommy)
- 1992 - Nil
- 1993 - Nil
- 1994 - Nil
- 1995 - Nil
- 1996 - Nil
- 1997 - Nil
- 1998 - Nil
- 1999 - Nil
- 2000 - Nil
- 2001 - Nil
- 2002 - Nil
- 2003 - Nil
- 2004 - Nil
- 2005 - Nil
- 2006 - Nil
- 2007 - sep to Dec computer
- 2008 -
- 2009 -
- 2010 -
- 2011 -
- 2012 -
- 2013 -
- 2014 -
- 2015 -
- 2016 -
- 2017 -

D.S.R. Howrah

- 2018 -
- 2019 -
- 2020 -
- 2021 -
- 2022 -

computer search

computer search

Searching by
Pratima Das

Government of West Bengal
Office of the HOWRAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-06-2022

Serial No of Application	0502004530/2022	Search No	0502004530/2022
Search for the Years	From 1990 To 2022	Record Available	From 19/09/2007 onwards
Property to be Searched	District: Howrah, PS: Shibpur, Premises: 7/5, Road: Circular 2nd -4th Bye Lane		
From whom Received	P Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Provash Adhikary)
A.D.S.R. HOWRAH
OFFICE OF THE A.D.S.R. HOWRAH



Pratima Das

64/1, Joy Narayan Babu
Ananda Dutta Lane,
Howrah - 711 101.
Cell : 9903650250
9810236732

Advocate Clerk (High Court)

Searching Report

Ref. No..... Year...1990...To...2022..... Date.....

7/5, circular 4th bye lane P.S. Shibpur

1990 - nil A.D.S.R Howrah

1991 - nil (from)

1992 - nil "

1993 - nil "

1994 - nil "

1995 - nil "

1996 - nil "

1997 - nil "

1998 - nil "

1999 - nil "

2000 - nil "

2001 - nil "

2002 - nil "

2003 - nil "

2004 - nil "

2005 - nil

2006 -

2007 - sep to dec computer

2008 - computer

2009 - search

2010 -

2011 -

2012 -

2013 -

2014 -

2015 -

2016 -

2017 -
2018 -
2019 -
2020 -
2021 -
2022 -

Computer search

searching by
Pratima Das