



Anc Law Chambers

(Advocate & Legal Consultants)

Office: Room No. 4 (G), Fourth Floor, "Delta House"
4, Govt. Place (North), Kolkata - 700 001

Contact: + 919831594029 / Tel.: +91 33 46037310

E-mail: anclawchambers@gmail.com

TITLE AND SEARCH REPORT

Re: ALL THAT piece or parcel of Sali land containing an area of 09 Cottah 12 Chittack be the same a little more or less out of 0.31 Satak situate lying at Mouza Dhamaitala, J.L. No. 75, Dag No. 389, Khatian No. 94, P.S. Sonarpur, Pin Code - 700151, Dist. South 24 Parganas, presently known as School Road under Holding No. 199, ward no. 025, bearing Assessee No. 1104302160772 of Rajpur Sonarpur Municipality.

Devolution of Title :-

1. That by a Sale Deed dated 27.07.1966 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 114, Pages 244 to 247, Being No. 9984 for the year 1966 executed by and between (1) Smt. Nilima Dam & (2) Smt. Rekha Kundu as Vendors and (1) Sri Atul Chandra Sardar & (2) Sri Manmatha Nath Sardar as Purchasers towards sale of their 2/3 rd share of Sali land admeasuring 20 ^{2/3} Satak out of the total land of 31 Satak comprised in Dag No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist. South 24 Parganas under Rajpur Municipality.
2. That by a Deed of Distribution dated 06.11.1967 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 144, Pages 80 to NIL, Being No. 10816 for the year 1967 executed between Smt. Nilima Dam of First Part and Smt. Rekha Kundu of Second Part towards distribution of total Sali land admeasuring 31 Satak comprised in Dag No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality out of which 20 Satak of land distributed in favour of Smt. Nilima Dam (First Part) and 11 Satak of land distributed in favour of Smt. Rekha Kundu (Second Part).
3. That by a Sale Deed dated 24.09.1982 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 100, Pages 235 to 240, Being No. 5046 for the year 1982 executed by and between Smt. Nilima Dam as Vendor and Smt. Bela Rani Debnath as Purchaser towards sale of Sali land admeasuring 9 Cottah 10 Chittack out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.



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4. That by a Sale Deed dated 24.05.1983 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 62, Pages 122 to 127, Being No. 2919 for the year 1983 executed by and between Smt. Bela Rani @ Rekha Rani Debnath as Vendor and Smt. Gouri Roy as Purchaser towards sale of Sali land admeasuring 1 Cottah 8 Chittack out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.

5. That by a Sale Deed dated 24.05.1983 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 62, Pages 115 to 121, Being No. 2918 for the year 1983 executed by and between Smt. Bela Rani @ Rekha Rani Debnath as Vendor and Sri Sankar Chandra Das as Purchaser towards sale of Sali land admeasuring 6 Cottah 12 Chittack out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.

6. That by a Sale Deed dated 24.05.1983 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 62, Pages 109 to 114, Being No. 2917 for the year 1983 executed by and between Smt. Bela Rani @ Rekha Rani Debnath as Vendor and Smt. Dipu Rani Dey as Purchaser towards sale of Sali land admeasuring 1.5 Cottah out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.

7. That in the R.S. Porcha dated 08.03.1988 the names of (1) Surendra Nath Sardar & (2) Atul Bihari Sardar were reflected in the respect of the following land:

Dag No.	Classification of Land	Area (Satak)
295	Danga	54
384	Sali	06
389	Sali	31
441	Sali	12
412	Sali	16



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8. That by a Deed of Sale dated 11.05.1992 registered in the office of A.D.S.R., Sonarpur recorded in Book No. I, Vol. No. 50, Pages 49 to 58, Being No. 3639 for the year 1992 executed by and between Smt. Dipu Rani Dey as Vendor and (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of land admeasuring 1 Cottah 8 Chittack comprised in Dag No. 389 appertaining to Khatian No. 94 under J.L. No. 75, R.S. No. 236, Touzi 3, 4 & 5 lying and situate at School Road in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, Dist. South 24 Parganas.

9. That by a Deed of Sale dated 11.05.1992 registered in the office of A.D.S.R., Sonarpur recorded in Book No. I, Vol. No. 50, Pages 39 to 48, Being No. 3638 for the year 1992 executed by and between Sri Sankar Chandra Das as Vendor and (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of Sali land containing an area of 6 Cottah 12 Chittack comprised in Dag No. 389 appertaining to Khatian No. 94 under J.L. No. 75, R.S. No. 236, Touzi 3, 4 & 5 lying and situate and being Holding No. 55, School Road in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, Dist. South 24 Parganas.

10. That by a Deed of Sale dated 11.05.1992 registered in the office of A.D.S.R., Sonarpur recorded in Book No. I, Vol. No. 48, Pages 358 to 368, Being No. 3669 for the year 1992 executed by and between Sri Dhananjay Kumar Roy as Vendor and (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of Sali land containing an area of 1 Cottah 8 Chittack comprised in Dag No. 389 appertaining to Khatian No. 94 under J.L. No. 75, R.S. No. 236, Touzi 3, 4 & 5 lying and situate and being Holding No. 54, School Road in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, Dist. South 24 Parganas.

11. That Certificate of Mutation vide Memo No. 2/5726/SNP-I/95 dated 28.08.1995 was issued by Revenue Officer, BL&LRO, Sonarpur, 24 Pgs (S) in the name of (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu in respect of land measuring 8 Cottah 4 Chittack comprised in Plot No. 389 appertaining to Khatian No. 94, J.L. No. 75 under Mouza Dhamaitala, P.S. Sonarpur, Dist. South 24 Parganas.

12. That Certificate of Mutation vide Memo No. 3/1720/SNP-I/96 dated 09.09.1996 was issued by District Land & Land Reforms Office, South 24 Parganas in the name of Sri Subir Kumar Basu in respect of land measuring 12 Chittack comprised in Plot No. 389 appertaining to Khatian No. 94, J.L. No. 75 under Mouza Dhamaitala, P.S. Sonarpur, Dist. South 24 Parganas.



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SEARCH IN THE FOLLOWING REGISTRY OFFICES

Registration Office	Years	Receipt No.	Particulars of Searches
R.A. Kolkata	1993-2001	182075/23	"Nil" (Manual Search)
R.A. Kolkata	2002-2023	1901017875/23	Online Search Entry found as per report
A.D.S.R -Sonarpur	1993-2023	16080120/2023	Online & Manual Search Entry found as per report
D.R. Alipore	1993-2002	406388	Manual Search Entry found as per report
D.R. Alipore	2003-2023	1604007992/23	Online Search Entry found as per report

As per Record of Right (ROR) Ownership recorded in the BL & LRO with respect to Mouza - Dhamaitala.

Khatian no	Rayat Name	Dag No.	Area
1469	Subir Kumar Basu	375	0.0900 decimal
1470	Sujata Basu	375	0.0600 decimal
		Total Land	15 decimal

The said property is assessed in Rajpur Sonarpur Municipality under holding no. 199, (School Road) being assessment no. 1104302160772.

That in view of above we hereby certify that the owners namely **MR. SUBIR KUMAR BASU** and **MRS. SUJATA BASU** are lawful owners of the said premises free of all encumbrance.


(AMARNATH CHOWDHURY), ADVOCATE

7/02/2023

No. REGN BB 182075

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 40975
 Date of application 23-6-23
 Search for the year (s) 1993-01
 Name of office to which the record to be searched or inspected relates Rho1

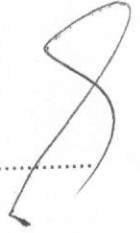
Name of person or property to be searched 7
 Nature of document Sale

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M-Dhansitola Kh-94
 PS-Sonarpur RSDg-389, 1R-375

8. From whom received A Choudhury

9. Fees paid under Article — 101

F (1) (i)
 F (2) (ii)
 F (2)

..... Registrar of 

Office of the:

— " R.A KOLIKATA —

— " Search Report —

Mouza: Dharmaitole

R.S.Dog: 389, L.R.Dog: 375

Kh: 94.

PS: Sonarpur.

Index: II.

1993: 2001.

Manual.

— " Search —

1993 — mi.

1994 — Page Torn

1995 — mi.

1996 — "

1997 — Page Torn

1998 — "

1999 — "

2000 — mi.

2001 — "

A. Chandra
27/6/23

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 28-06-2023

Serial No of Application	1901017875/2023	Search No	1901017875/2023
Search for the Years	From 2002 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhamaitala, , Plot No: LR- 00375		
From whom Received	A Chowdhury		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Search

Updated Data

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
<p>District: South 24-Parganas, PS: Sonarpur, Mouza: Dhamaitala, Municipality: RAJPUR-SONARPUR,, Road: SCHOOL ROAD (CHOWHATI), , Ward: 025, Holding: 199</p> <p>Deed Registered in: A.R.A. - II KOLKATA</p>	<p>Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement</p>	<p>Plot No: LR- 00375/00000 Khatian: 00094/00</p>	<p>Area of Land: 16.08750000 decimal (9 Katha, 12 Chatak)</p>	<p>Deed No: I-190215092/2022 Volume: , Page: 508423 - 508452 Date of Registration: 14/12/2022 Date of Completion: 20/12/2022</p> <p>Query No: 19022003506166/2022 Serial No: 1902016816/2022</p>	<p>View</p>
<p>District: South 24-Parganas, PS: Sonarpur, Mouza: Dhamaitala, Municipality: RAJPUR-SONARPUR,, Road: SCHOOL ROAD (CHOWHATI), , Ward: 025, Holding: 199</p> <p>Deed Registered in: A.R.A. - II KOLKATA</p>	<p>Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement</p>	<p>Plot No: LR- 00375/00000 Khatian: 00094/00</p>	<p>Area of Land: 16.08750000 decimal (9 Katha, 12 Chatak)</p>	<p>Deed No: I-190215098/2022 Volume: , Page: 508506 - 508519 Date of Registration: 14/12/2022 Date of Completion: 20/12/2022</p> <p>Query No: 19028003532031/2022 Serial No: 1902016833/2022</p>	<p>View</p>

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

Date of Application: 26-06-2023

Serial No of Application 1608012014/2023 **Search No** 1608012014/2023
Search for the Years From 1993 To 2023 **Record Available** From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhamaitala, , Plot No: LR- 00375
From whom Received A Chowdhory
Fees Paid under Articles F1(i) 2 /- F1(ii) 28 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhamaitala, Municipality: RAJPUR-SONARPUR,, Road: Dwarir Road,	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: LR-00375/00000 Khatian: 00189/00	Area of Land: 2.00000000 decimal
Deed Details :		Deed No: I-160808808/2022, Query No: 16082003067657/2022, Serial No: 1608008841/2022, Page: 196566 - 196580, Date of Registration: 01/11/2022, Date of Completion: 10/11/2022,		

(Mr Arindam Chakraborty)

A.D.S.R. SONARPUR

OFFICE OF THE A.D.S.R. SONARPUR



Office of the.

— " A.D.S.R. Sonarpur —

— " Search Report —

Mouza: Dhamaitda.

Rs No: 389 L.R No: 375.

PS: Sonarpur.

Index: II

1993: 2007

Manual.

" Search: —

1993 - Page 1000

1994 - "

1995 - "

1996 - ml.

1997 - Page 1000

1998 - ml.

1999 - "

2000 - "

2001 - Page 1000

2002 - "

2003 - ml.

2004 - "

2005 - "

2006 - "

2007 - "

No. REGN BB 406388

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 17688

Date of application 23/10/23

Search for the year (s) 1993 - 2002

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

DR Ali Pore

5. Name of person or property to be searched M - Dhamaibala

6. Nature of document RL P LR P - 389, 325

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

From whom received A. Chowdhry

Fees paid under Article —

- (1) (i)
- (2) (ii)
- (2)

11/



Office of the

— u D.S.R - IV Alipuri —

— u Search Report —
Mouza: Dhamaitala
R.S. Dec - 389, L.R. Dec 375.

1ch - 94.
PS - Seranpan.

Index - II
1993 - 2002.

Manual.

— u Search —

1993 - Page Torn

1994 - "

1995 - Mouza: Dhamaitala
R.S. Plot: 389, 1ch-84.
(Land Area: 213 ch)

Seri. I-0825-20-P-203
D.S.R - IV 210.

1996 - nil.

1997 - Page Torn.

1998 - "

1999 - "

2000 - nil.

2001 - "

2002 - "

A. Chandra
28/6/23.

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 26-06-2023

Serial No of Application 1604007992/2023 Search No 1604007992/2023
Search for the Years From 2003 To 2023 Record Available From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhamaitala, , Plot No: LR- 00375.
From whom Received A Chowdhury
Fees Paid under Articles F1(i) 2/- F1(ii) 20/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhamaitala, Municipality: RAJPUR-SONARPUR,, Road: SCHOOL ROAD (CHOWHATI), Ward: 25, Holding: 252	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-00375/00000 Khatian: 00218/00	Area of Land: 2.17593751 decimal (1 Katha,5 Chatak,4.5 Sqft) Area of Structure: 413 Sq Ft
Deed Details :		Deed No: I-160403189/2021, Query No: 16042000687342/2021, Serial No: 1604003268/2021, Page: 128064 - 128091, Date of Registration: 21/04/2021, Date of Completion: 21/04/2021,		

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [16]DAKSHIN 24 PARGANA

ব্লকঃ [15]SONARPUR

মৌজাঃ [075]Dhamaitala

(Live Data As On 07/07/2023,13:54:55)

জে.এল নং (J.L No.): 75 থানা (P.S.): সোনারপুর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
375	শালি	0.31	Click Here

Khatian

No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remark মন্তব্য
10	অতুল চন্দ্র সরদার	দ্বারিক	0.0314	0.0100	Nil
189	মন্মথনাথ সর্দার	সুরেন্দ্র	0.0314	0.0100	Nil
218	রেখা কুণ্ডু	অরুণ	0.0527	0.0200	Nil
273	হারান চন্দ্র সর্দার	নগেন্দ্র নাথ	0.1112	0.0400	Nil
502	প্রফুল্ল কুমার দাস	মহেন্দ্র চন্দ্র দাস	0.0699	0.0200	Nil
1230	শ্রাবনী গুহ	শীতল	0.0702	0.0200	Nil
1231	সৌরভ দাস	শীতল	0.1405	0.0400	Nil
1469	সুবীর কুমার বসু	সত্যেন্দ্র নাথ বসু	0.2863	0.0900	Nil
1470	সুজাতা বসু	সুবীর কুমার বসু	0.2064	0.0600	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain



Office of the RAJPUR SONARPUR MUNICIPALITY
P.O. - HARINAVI, SOUTH 24-PARGANAS, Kolkata 148
PROPERTY TAX RECEIPT

Assessment No.: 1104302160772 Old. No.: 124409
Name of the Assessee: SUBIR KR BASU & OTH S/O LT SATYANDRA NATH Holding No: 199
Ward No: 25 Locality/Street: SCHOOL ROAD (JAGADDAL)

Receipt Date: 12/05/2022
Receipt No: 2022-2023/F/18132
Bill Receipt No.:

Received the sum of Rs. 32.00 (in words) RUPEES THIRTY-TWO ONLY
on account of property tax and surcharge as detailed below:

	Details of Arrear Received (Year wise)					Current (2022-2023)					Total Amount
	Year (Others)	2019-2020	2020-2021	2021-2022	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March		
Property Tax	0.00	0.00	0.00	16.00	16.00	4.00	4.00	4.00	4.00	32.00	
Rebate On Property Tax	0.00	0.00	0.00	0.00	0.00	-0.20	-0.20	-0.20	-0.20	-0.80	
Surcharge Amt	0.00	0.00	0.00	0.15	0.15	0.04	0.04	0.04	0.04	0.32	
Interest	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.00	0.00	0.74	
Total Amount:										32.26	
Round-off Amount:										-0.26	
Net Amount:										32.00	

Paymode: Cash, Amount: 32.00

Paid At: Municipality

Collecting Sarkar/Counter: PRADYUT
GHOSH (RA-06)



[Signature]
Authorised Signatory