

Santanu Sanyal

(Advocate)

ALIPORE POLICE & CIVIL COURT,
KOLKATA-700027.

{SEARCH REPORT ONLY}

Residence

3 No. SINGH GARI EN
(NANDI BAGAN)
P.O. HALTU, P.S. GARFA
KOLKATA-700078
(M) 9836 301493

Date .19/09/2022.

No Encumbrances Certificate and report on title

Ref. : ALL THAT landed property measuring more or less 7 (seven) Cottahs and physically measured as 6 (six) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet along with 300 sq.ft R T Shed structure recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas.

Present Owners of the said Plot are Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey.

I have caused necessary searches in the Sub Registry Office at Sealdah for the period from 2008 to 2022 and in the District Registry Office at Alipore for a period from 2008 to 2022 and all other relevant documents in respect of the aforesaid Property.

My report is as follows:

WHEREAS Devendra Nath Mondal and Lalit Mohon Mondal, both sons of late Bansidhar Mondal were the absolute joint Owners by way of occupancy right from the Government of West Bengal of ALL THAT piece or parcel of land measuring 5.80 (five acres and eighty satak) and subsequently recorded their names in the record of rights in fifty: fifty undivided ratio in the District Collector, Touzi No. 2998, Revenue Survey No. 212, J.L. No. 12, Mouza Madurdah, Revisional Survey Settlement record under Khatian No. 184, Dag No. 411/459, Thana Jadavpur (formerly Tollygunge) in the District of South 24 Parganas.

AND WHEREAS while had been in peaceful enjoyment of aforesaid landed property measuring ALL THAT a piece or parcel of land measuring 5.80 (five acres and eighty satak) and subsequently recorded their names in fifty: fifty ratio in the record of rights of the District Collector, Touzi No. 2998, Revenue Survey No. 212, J.L. No. 12, Mouza Madurdah, Revisional Survey Settlement record under Khatian No. 184, Dag No. 411/459, Thana Jadavpur (formerly Tollygunge) in the District of South 24 Parganas, the said Devendra Nath Mondal and Lalit Mohon Mondal as the Vendors therein sold, conveyed and transferred All that piece or parcel of land in plot no. 71, measuring 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs out of the total land measuring 5.80 (five acres and eighty satak) to one Sourendra Mohon Bhattacharjee, son of late Ramani Mohon Bhattacharjee of 11, Bihari Chakraborty Lane, Howrah as the Purchaser therein by a Deed of Conveyance dated 14.06.1968 which was duly registered in the office of Sub-Registrar at Alipore and was recorded in Book No.1, Volume No.80, Pages 118 to 121, Being No. 3953 for the year 1968 at and for a consideration mentioned therein.

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AND WHEREAS said Sourendra Mohon Bhattacharjee thus became the sole and absolute lawful Owner thereby purchasing the aforesaid landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459 by virtue of aforesaid Deed of Conveyance vide Being No. 3953 for the year 1968.

AND WHEREAS while had been in peaceful enjoyment of said landed property, the said Sourendra Mohon Bhattacharjee as the Vendor therein sold, conveyed and transferred ALL THAT piece or parcel of land measuring 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459 to one Smt. Nirmala Chakraborty, wife of Sibapada Chakraborty of 43/C, Rabindra Nagar, Kolkata - 700018 as the Purchaser therein by a Registered Deed of Conveyance dated 21.04.1968 which was duly registered in the office of District Registrar at Alipore and was recorded in Book No.1, Volume No. 58, Pages 241 to 245, Being No. 2048 for the year 1978 at and for a consideration mentioned therein.

AND WHEREAS Smt. Nirmala Chakraborty thus became the absolute lawful Owner of ALL THAT landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station - Jadavpur, formerly Tollygunge, under the jurisdiction of Sub-Registry office at Sealdah in the District of South 24-Parganas.

AND WHEREAS while had been in peaceful enjoyment of said landed property said Smt. Nirmala Chakraborty as the Vendor therein sold, conveyed and transferred ALL THAT landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, in recorded Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station - Jadavpur, formerly Tollygunge, under the Calcutta Municipal Corporation (Jadavpur Unit) Ward no. 108, Sub-Registry office at Sealdah in the District of South 24-Parganas to Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey as the Purchasers therein by Deed of Conveyance (Bengali Bickray Kobala) dated 21.07.1992 which was duly registered in the office of District Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 232, Pages 19 to 27, Being No. 12403 for the year 1992 at and for a consideration mentioned therein.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey thus became the lawful joint Owners of ALL THAT bastu landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas.

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AND WHEREAS while had been in peaceful enjoyment of the above mentioned schedule property, Smt. Anjali Dey and others measured their landed property and upon physical measurement the said land was found as 9 (nine) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet.

AND WHEREAS by a Deed of Gift dated 28th December 2015 made between Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey therein referred to as the Donors of the One Part and Sri Sudhir Ranjan Dey therein referred to as the Donee of the Other Part, wherein Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey for better enjoyment of their premises and out of their natural love and affection for her/ their husband and father respectively gifted ALL THAT piece or parcel of undivided share in the land measuring 3 (three) Cottahs together with RT Shed structure measuring 200 (two hundred) square feet out of the total land measuring 10 (Ten) Cottahs and physically measured as 9 (nine) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet together with RT Shed structure measuring 500 (five hundred) square feet, within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur (formerly Purba Jadavpur), Kolkata- 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which was duly registered before the Office of the District Sub-Registrar III, Alipore, South 24 Parganas and recorded in Book-I, Volume No.1603-2015, Pages from 149066 to 149090, Being No. 160308635 for the year 2015.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey thus became the lawful joint Owners of ALL THAT landed property measuring more or less 7 (seven) Cottahs and physically measured as 6 (six) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet, recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas free from all encumbrances, charges, liabilities and liens whatsoever

I hereby certify that the above mentioned land of Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Encl:-

Search Receipt No. BB508110 dated: - 02/09/22

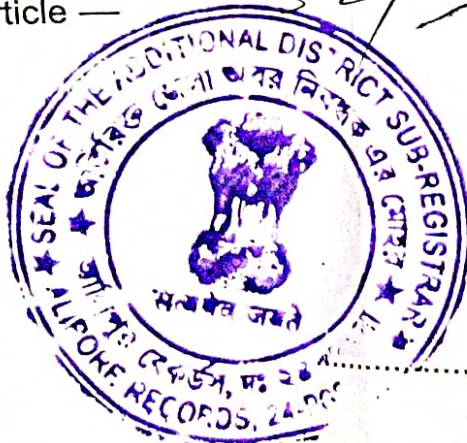
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No. REGN BB 508110

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 28510
- 2. Date of application 21/9/22
- 3. Search for the year (s) 2008 - 2022
- 4. Name of office to which the record to be searched or inspected relates DR Office for Saldaha
- 5. Name of person or property to be searched me-731, P.S. Durdah
- 6. Nature of document PS - Amanat paper
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Sale
- 8. From whom received S. Haldar
- 9. Fees paid under Article — 324

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



Registrar of