

ALOK SAFUI

1

Advocate(Alipore Police Court)
Mob: 9830828274

Chamber: "Kantha Villa", 16/2, Rajani Kanta Das Road, P.S. Garfa, Kolkata - 700078,
E-mail: Alok.safui@gmail.com.

SEARCH REPORT

Re : ALL THAT a piece and parcel of land measuring 3 Cottah 0 Chittak 40 sq.ft. be the same a little more or less, together with 400 sq.ft. Asbestos shed structure standing thereon, out of 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 2 Decimals of Dag No.66 under R.S. Khatian No.425, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.23,10, being Premises No.53, Arya Vidyalay Road, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, now within the limits of Kolkata Municipal Corporation, Ward No.105, Sub-Registry /A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas.

PRESENT OWNER : 1) SRI JOYDEB PRAMANIK, son of Late Sudhir Chandra Pramanick, (2) SMT. SAGARIKA PRAMANIK wife of Late Sahadeb Pramanik, (3) SRI SHAMRAT PRAMANIK, son of Late Sahadeb Pramanik, & (4) MISS. SRABANTI PRAMANIK, daughter of Late Sahadeb Pramanik, all residing at 53, Arya Vidyalay Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, West Bengal).

I have caused searches the abovementioned property in the office of D.R. Alipore & A.D.S.R. Alipore from 2010 to 2023 and I have gone through the title Deed, Link deed, record of right etc.

WHEREAS one Sri Ramlal Mondal was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 14 Decimals, out of which 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 9 Decimals of Dag No.66 under R.S. Khatian No.425, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.13,10 under P.S. formerly


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Enrolment No.F-460/99
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13/12/2023

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Tollygunge then Kasba now Garfa, now within the limits of The Kolkata Municipal Corporation, Ward No.105, Sub-Registry /A.D.S.R. office at Sealdah, in the District of formerly 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written and by a Mourashi Pattah, registered at S.R. Alipore, vide Book No.I, Volume No.24, page from 11 to 12, Deed No.163 for the year 1940, he given the said land to one Sri Nagendra Nath Pramanik and the said Sri Nagendra Nath Pramanik admit the same by executing Kabuliyat, registered at S.R. Alipore, vide Book No.I, Volume No.17, page from 188 to 189, Deed No.164 for the year 1940 unto and in favour of the said Ram Lal Mondal.

AND WHEREAS while the said Sri Nagendra Nath Pramanik seized and possessed of the said property died intestate in the year 1364 B.S. leaving behind his wife Smt. Chapamoni Pramanik, one son Sri Rampada Pramanik and one daughter Smt. Harani Pramanik, as his only legal heirs and successors, who jointly inherited the said property left by the said deceased.

AND WHEREAS thereafter the said Smt. Chapamoni Pramanik died intestate leaving behind her said one son Sri Rampada Pramanik and one daughter Smt. Harani Pramanik, as his only legal heirs and successors.

AND WHEREAS thus the said Sri Rampada Pramanik and Smt. Harani Pramanik jointly became the owners of the said land and their names were duly recorded in the Revisional Settlement records of rights as absolute owners thereof.


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13/12/2023

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AND WHEREAS for the purpose of more convenient use and enjoyment, the said Sri Rampada Pramanik and Smt. Harani Pramanik made partition or division of the said landed property between themselves by a Bengali Deed of Partition, dated 03.12.1979, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.149, page from 1 to 7, Deed No.5346 for the year 1979 and the said Smt. Harani Pramanik, as the First Party, was allotted the demarcated area of the said land measuring 7 Decimals equivalent to 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, out of 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 2 Decimals of Dag No.66 under R.S. Khatian No.425, more fully described in the First Schedule hereunder written.

AND WHEREAS being the Owner of the said land, the said Smt. Harani Pramanik mutated her name in the office of The Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Premises No.53, Arya Vidyalay Road, Kolkata-700078, upon payment of rates and taxes thereto.

AND WHEREAS while the said Smt. Harani Pramanik enjoyed the said property, died intestate on 22.11.2012 leaving behind her two sons namely Sri Sahadev Pramanik, since deceased, Sri Joydeb Pramanik, the Owner no.1 herein and three married daughters Smt. Alta Bala Pramanik, Smt. Pari Bala Das and Smt. Mamata Pramanik as her only legal heirs and successors, who jointly inherited the said property left by the said deceased, each having 1/5th share therein, as per Hindu Succession Act.1956.


ALOK SAFUI
Advocate
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Kolkata-700078
Enrollment No. F 460/84

13/12/23

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4

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AND WHEREAS the said Sahadev Pramanik died intestate leaving behind her wife Smt. Sagarika Pramanik, one son Sri Samrat Pramanik and Miss Srabanti Pramanik (both then were minors), as his only legal heirs and successors.

AND WHEREAS by a Bengali Deed of Gift, dated 27.06.2013, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.12, page from 252 to 268, Deed No.05897, for the year 2013, the said Smt. Alta Bala Pramanik, Smt. Pari Bala Das and Smt. Mamata Pramanik granted, transferred and conveyed their undivided 3/5th share in the said land measuring 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, together with structure standing thereon, more fully described in the First Schedule hereunder written, unto and in favour of the owners herein Sri Joydeb Pramanik, Smt. Sagarika Pramanik, one son Sri Samrat Pramanik and Miss Srabanti Pramanik (both then were minors).

AND WHEREAS by way of inheritance and by way of gift, the owners herein thus seized and possessed of the said land measuring 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, together with structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

I have certified that the above mentioned Property is not subjected of any restriction of Urban Land (Ceiling and Regulation) At. 1976 and the same is fit for equatable mortgage.


ALOK SAFUI
Adv.
Alipore Police Court
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Enrolment No.F-460/04

13/12/2023

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During investigation the available records in the Office of D.R. Alipore and A.D.S.R. Sealdah from the year 2010 to 2023, no adverse entry is found in respect of the above mentioned property and so in my opinion the above mentioned property has a marketable title and free from all encumbrances.

Search Receipt is enclosed herewith.

Alok Safui
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13/11/23

No. REGN BB 003724

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 32424
 Date of application 11/12/23
 Search for the year (s) 2010 - 23
 Name of office to which the record to be searched or inspected relates
 Name of person or property to be searched DR. P. S. Seal dan
 Nature of document P. No - 53 Aaya
 Particulars of record to be inspected (year, number, book, volume and page in
 the case of registered document)
 Vidyalay Rd.

From whom received A. Safui (Adv)

Fees paid under Article — 30/-

- (i)
- (ii)



Registrar of