

Santanu Sanyal
(Advocate)
FORE POLICE & CIVIL COURT,
KATA-700027.

Residence
3 No. GIRGI GARDEN
(BANDI BAGAN)
P.O. HALTU, P.S. GARFA
KOLKATA 700078
(M) 9836301493

Date

SEARCH REPORT

Re :

ALL THAT piece and parcel of homestead land measuring an area about 4 (Four) cotta.is 11 (Eleven) chittacks 22 (Twenty Two) sq.ft, be the same or a little more or less, with old brick made structure thereon, comprised a Mouza Dakshina Behala, Pargana Balia J.L. No.16, R.S No.84, Touzi No.1523, C.S.Khaitan No. 379, C.S.Dag No. 131 Police Station- Sarsuna, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 127, lying and situated at and being Premises No. 63/2A, Banerjee Para Road, Kolkata- 700061 and Assessee no : 41-127-01-020775-7

PRESENT OWNER

SMT. SANDHYA DAS Wife of Sri. Ajit Kumar Das daughter of late Ushangini Das and Late Nagendra Nath Das, residing at Royal Park , Barrackpore, P.O and P.S. Barrackpore, Kolkata -700121, within the district of North 24 Parganas.

SMT.GITA DAS Wife of Late Biswanath Das, residing at 63/2, Banerjee para Road, P.O and P.S. Sarsuna, Kolkata 700061,

SRI. BIPLAB DAS Son of late Biswanath Das , residing at 63/2, Banerjee para Road, P.O and P.S. Sarsuna, Kolkata 700061,

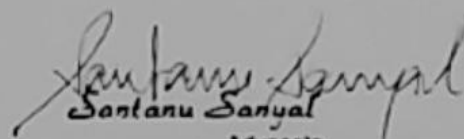
I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R Behala from 2004 to 2024 and I have gone through the title Deed , link deeds copy of the mutation certificates of the certificates of B.L. & R.O and K.M.C paid up tax bill of K.M.C etc. in respect of the property , My search report is as follows

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WHEREAS The property morefully described in Schedule "A" amongst other properties being a piece and parcel of Rayati Dakhali Satta land measuring more or less **45 decimals Bagan Land** situated and lying at Mouza- Dakshin Behala, Pargana- Balia, Dist. Collectorate Touzi No.1523 , R.S No. 84, J.L No.16, comprised in C S Khatian No, 379 , CS Dag No.131, within the ambit of South Suburban Municipality under Ward No.127, known as Holding No. 81/75 Banerjee Para Road now under KMC ward No.127, Sub Registry office – Behala, & DSR –II , Police Station- Behala , Dist. 24 Parganas (South) now known and identified as part of Premises No. 63, & 63/4 Banerjee Para Road , P.O- Sar-suna , P.S-- Behala,, Kolkata- 700061 originally belonged to one Smt Ushangini Dasi wife of late Nagendra Nath Das who purchased the same on a valuable consideration from the erstwhile owner Sri Narayan Das Mitra, resident of 134 Apurba Mitra Road , Bhowanipur, Kolkata on executing a Deed of Conveyance on 12.04.1935 duly registered on 23.04.1935 in the office of Sub Registry office Alipore and recorded in Book No.1, Volume No.47, Pages 22 to 24 , being No.1437, for the year 1935 .

AND WHEREAS after purchase of the said land during her lifetime it was mutated in the name of said Smt Ushangini Dasi being finally published in the record of Rights under R S Khatian No.608 , R.S Dag No.131 .

AND WHEREAS the said Smt Ushangini Dasi being absolute owner and occupier of aforesaid land while enjoying the same under her peaceful possession by paying Rates and khar-janas she died leaving behind her **three sons** namely **Madan Mohan Das , Uma Kanta Das , Biswanth Das** and **three daughters** namely **Sandhya Das , Tara Das and Rama Das** being only legal heirs as her husband Nagendra Nath Das predeceased .


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AND WHEREAS the said legal heirs of Smt Ushangini Dasi pondering over their future course of enjoying their respective shares removing all doubts , disturbance and misunderstanding decided to go for a Partition over the said ejmali property left by their beloved mother Smt Ushangini Dasi as per Provisions of Hindu Succession Act 1954 and accordingly two Plans were prepared by a Surveyor apportioning respective share distinctively by metes and bounds amongst the said legal heirs namely **Madan Mohan Das, Uma Kanta Das, Biswanth Das, Sandhya Das, Tara Das and Rama Das** . In view of said arrangement a Deed of Partition was executed and registered on 15.04.1981 before the Sub Registry office Alipore having been recorded in its Book No.1, Volume No.21, Pages 118 to 130 , being No.1208, for the year 1981 .

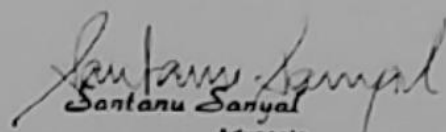
AND WHEREAS in view of said Registered Deed of partition amongst the parties therein , the party of First part namely **Madan Mohan Das** was allotted Plot Nos. 2,8,13,17 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 06 Cottahs 09 Chittaks 17 sq.ft under Schedule "KHA" marked with RED border and the party of Second part namely **Uma Kanta Das** was allotted Plot Nos. 3,11,12,19 comprised in RS Khatian No.608, 607, under RS Dag No.131, 132 measuring more or less 06 Cottahs 09 Chittaks 09 sq.ft under Schedule "GA" marked with BLUE border, and the party of Third part namely **Biswanth Das** was allotted Plot Nos. 5,10,12,20 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 06 Cottahs 07 Chittaks 36 sq.ft under Schedule "GHA" marked with YELLOW border, and the party of Fourth part namely **Sandhya Das** was allotted Plot Nos. 4,8,9,14,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring


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more or less 07 Cottahs 02 Chittaks 11 sq.ft under Schedule "UNGA" marked with MERUN border and the party of Fifth part namely **Tara Das** was allotted Plot Nos. 1,7,8,9,15 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 7 Cottahs 6 Chittaks 00 sq.ft under Schedule "CHA" marked with GREEN border and the party of Sixth part namely **Rama Das** was allotted Plot Nos. 6,8,9,18 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 07 Cottahs 03 Chittaks 02 sq.ft under Schedule "CHHA" marked with ORANGE border and all the above property situated and lying at Mouza- Dakshin Behala , Pargana- Bahalia, Dist. Collectorate Touzi No.1523 , R.S No. 84, J.L No.16, , within the ambit of South Suburban Municipality under Ward No.25, being known forming part and separate and demarcated portion of Holding No. 81/75 Banerjee Para Road, Police Station- Behala , Dist. 24 Parganas (South).

AND WHEREAS in view of aforesaid Partition , **Biswanth Das** became absolute owner in respect of land measuring more or less **06 Cottahs 07 Chittaks 36 sq.ft** under Plot Nos. 5,10,12,20 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 under Schedule "GHA" marked with YELLOW border and while he was possessing and enjoying the said Land died intestate on 16.03.2005 leaving behind him surviving **wife** namely **GITA DAS**, one son namely **BIPLAB KUMAR DAS** to inherit above landed property left by said **Biswanth Das** having $\frac{1}{2}$ undivided share each as wife and son and they have been enjoying the said property in ejmali.

AND WHEREAS by virtue of aforesaid Partition , **Sandhya Das** became absolute owner in respect of land measuring more or less **07 Cottahs 02 Chittaks 11 sq.ft** under Plot Nos. 4,8,9,14,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and


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131/278 under Schedule "UNGA" marked with MERUN border and while she was possessing and enjoying the said Land she gifted some portions measuring 2 Cottahs 6 Chittaks 34 sqft to her nephews, 4 sons of **MadanMohan Das** as mentioned hereinabove retaining all that piece and parcel of land measuring **4 Cottha 13 chittaks 22 sq.ft** in Plot Nos. 4,16 comprised in RS Khatian No.608, 607,606, under RS Dag No.131, 132 and 131/278 and she has been enjoying the said land measuring **4 Cottha 13 chittaks 22 sq.ft** peacefully by paying rates to the concerned offices.

AND WHEREAS for the sake of mutual benefit Smt. Sandhya Das, Smt. Gita Das and Sri. Biswanath Das amalgamated their property vide a registered Deed of Exchange dated 23.09.2020 in the office of the A.D.S.R.Behala South 24 Parganas and the same was recorded in Book - I, Volume number 1607-2020, Pages from 220982 to 221009 being number 160706248 for the year 2020.

AND WHEREAS That the Owner herein for the purpose of Development of their premises- but due to their paucity of fund they wish to appoint an eminent Developer to develop the said property for construction in his said Property a building consisting of several flat/s and spaces therein at the cost of the Developer as per scheme or plan made by him.

The Developer herein knowing the proposal of Land Owner has agreed to take over the said Development work on Premises No. 63/2A, Banerjee Para Road Road, P.S. Sarsuna, Kolkata - 700061 and they had executed two Joint Venture Agreement with Development Power dated 05.07.2019 being number 160707086 for the year 2019 and on 28.01.2020 being number 160700870 both registered in the office of the A.D.S.R Behala 24 Parganas South with mentioned there in.

The Developer duly sanctioned a building plan from the Building Department of Kolkata Municipal Corporation on 01.12.2023 being number 2023140224.


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SCHEDULE 'A' ABOVE REFEREED TO .

SCHEDULE OF THE PROPERTY

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ON THE NORTH : Land of Dag No.128, 129 and 130

ON THE SOUTH : 16 feet wide Common Passage.

ON THE EAST : Others land.

ON THE WEST : 12 feet wide Common Passage.

That in my opinion the property is free from all encumbrances and the owners have free and marketable title.


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