

Santanu Sanyal

(ADVOCATE)
ALIPORE POLICE & CIVIL COURT,
KOLKATA - 700027.

(SEARCH REPORT ONLY)

RESIDENCE:

3No. SINGHI GARDEN
(NANDI BAGAN)
P.O. HALTU, P.S. GARFA,
KOLKATA - 700078
(M) 9836301493

DATE: 04/03/2021.

" NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE "

Ref :- An area of the total land admeasuring about 4 cottah 13 chittak 35 sq.ft. approx, situated at Mouza-Nayabad, J.L.No.25,Touzi No.56, R.S.No.3, comprised in R.S.Dag No.195 under R.S.Khatian No. 127, lying within the limits of the Kolkata Municipal Corporation being Premises No.2762, ~~XX~~ Nayabad, Ward No.109, P.S. former Kasba now P.S.Purba Jadavpur, under the A.D.S.R.O. Sealdah, in the Dist. South 24-Parganas.

Present owners of the property :- 1) SRI SANDIP CHOWDHURY, son of Samir Chowdhury, 2) SMT. JABA CHOWDHURY wife of Samir Chowdhury both of 20/9, New Santoshpur Road, P.S.Kasba, Kolkata-700 078, Dist. South 24-Parganas.

I have caused done the necessary searches in the Inded- I both named present owners hereon, with the Registry offices of the D.R.Alipur, A.D.S.R.O. Sealdah, D.S.R.-III Alipur, A.R.A. & A.R.A.-I Kolkata each offices in its manual and computer all records for the years period from 1996 to 2008 and also 2003 to 2021 respectively in being the said both named present owners hereon and also have inspected the K.M.C. record of right and also the B.L.& L.R.O. records respectively along with other relevant papers, documents in respect of the said both named owners hereon.

My Report is as follows :-

WHEREAS the within mentioned landed property along with many other landed properties were belonged to Budge Budge residents namely Nanda Kishor Mondal and Ram Kishor Mondal .

AND WHEREAS for partition of total landed properties in between the co-owners of the lands, a Partition Suit lodged in the year 1941

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Advocate
Alipore Police Court
Regd.No. WB/143/1988

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being title suit No. 16 with the Ld. 3rd Sub-Judge at Alipur, and which finally Decreed in the year 1971 dated 4th June, in which one co-owner Jugal Chandra Mondal allotted his landed property in total 29 Bighas more or less in R.S. Dag No.195 under the R.S. Khatian Nos. 127, 128 respectively .

AND WHEREAS during enjoyment occupation and possession of the such lands the said Jugal Chandra Mondal had died intestate leaving behind him surviving wife daughter-in-law namely-Smt. Gouri Rani Mondal, one grand -daughter namely- Smt. Kusumika Das being his only two legal heirs and/or successors, and the said Jugal Chandra Mondal had died intestate on 6th August, 1971, and for absolute allotment of the said 29 bighas of land the said the said Smt. Gouri Rani Mondal and also Smt.Kusumika Das jointly became owners of the said lands and earlier during life time the said Jugal Chandra Mondal was binded himself to sell his landed property to a person and one Sri Kanti Ranjan Chakraborty son of Late Nalini Mohan Chakraborty of 23, Shibaji Road, West Rajapur, P.S. Jadavpur, Kolkata-700 032, Dist. South 24-Pgs, lodged a Specific performance of Contract against the said allotment of land according to the title suit no. 186 before the Ld. Dist. Sub-Judge Alipur and finally on 10th August, 1994 the said suit Degreed finally in favour of the said Sri Kanti Ranjan Chakraborty according to the Order of the Ld. Court the said Ld. Court, finally passed an Order for sale, dispose of the lands in its final Memo No.31 dated 14th March, 1996 in favour of the said Sri Kanti Ranjan Chakraborty .

AND WHEREAS as latter the said land finally registered on 15th March, 1996 before the D.S.R.-III office Alipur, South 24-Pgs, in Book No.I, Volume No.20, Pages 496 to 503, Being No.1079 whereby the said Kanti Ranjan Chakraborty became owner of the landed property.

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Advocate

Allpore Police Court
Regd. No.-WB/143/1986

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AND WHEREAS the said Kanti Ranjan Chakraborty, being vendor through one deed, dated 20.10.2000, D.S.R. III Alipur, in Book-I, Volume No. 110, Pages 195 to 218, Being No.4211 for the year 2000, sold the land area 2 cottah 6 chittak 40 sq.ft. more or less to and unto the both present owners Sri Sandip Chowdhury and Smt. Jaba Chowdhury the land in R.S.Dag No.195 at Mouza-Nayabad, R.S. Khatian No. 127 and other one deed dated 27.11.200, D.S.R. III Alipur, in Book No.I, Volume No. 126, Pages 93 to 106, Being No. 4831 for the year 2000, sold the another plot of land area 2 cottah 6 chittak 40 sq.ft. more or less to and unto the both present owners Sri Sandip Chowdhury and Smt. Jaba Chowdhury, the land in R.S.Dag No.195, Mouza-Nayabad, R.S.Khatian No.127 respectively in which both deed whereby M/S. K.B.Wirehousing Corporation confirmed the said land sales to and unto in favour of both owners hereon.

AND WHEREAS as aforesaid purchases, both owners seized and possessed the such two plots of land into a single plot of land measuring an area about 4 cottahs 13 chittak 35 sq.ft. more or less and duly executed and registered a Deed of Declaration duly registered with the office of the D.S.R.-III Alipur in Book No.I, Volume No.70, Pages 312 to 265, Being No. 2978 for the year 2002 and also both owners got mutated and recorded their names with the B.L.& L.R.O. concerned official and also the present the Kolkata Municipal Corporation and their total lands became the Municipal Premises No. 2762, Nayabad, under Ward No.109, P.S.Purba Jadavpur, under A.D.S.R.O.Sealdah, Dist. South 24-Parganas.

AND WHEREAS on aforesaid purchases and also record of rights of the B.L.& L.R.O. and also The Kolkata Municipal Corporation, both present owners regularly paid all the khajnas and also the K.M.C.Taxes in their joint names free from all sorts of the encumbrances.

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Advocate
Alipur Police Court
Regd. No. WB/143/1986

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(ADVOCATE)
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And that the within named Sri Sandip Chowdhury and Smt. Jaba Chowdhury on and after purchasing and also mutation, record of right jointly became joint owners of the within reference landed property an area 4 cottahs 13 chittaks 35 sq.ft. more or less as mentioned hereinbefore and time to time paid all the revenues, khajnas and also K.M.C. taxes in their names upto-date.

I hereby certify that the above mentioned land of the within named present owners hereon, which is free, good, clear and fair marketable title and also free from all sorts of the encumbrances, charges, liens, liabilities and dispendences attachment of any kind whatsoever and the said landed property has absolutely clear, free, and marketable title thereon.

I also hereby certify that the above mentioned total landed property in respect of the reference clause is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the K.M.D.A. or K.I.T. or the K.M.C. and any other official/authorities concerned and the same is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Santanu Sanyal
Santanu Sanyal
Advocate
Allpore Pallee Court
Regd. No. - WB/143/1986
Advocate.



Pintu Moyra
Proprietor
C : 7439448915
9831909224

RIK RESTAURANT & GUEST HOUSE

CHAIR ADDAY
(CAFE)

Gram. Uchhepota, (S) 24 Pgs. (9)

LIC HFL
LIC HOUSING FINANCE LTD.

LIC HOUSING FINANCE LTD.
PRADIP KUMAR

BUSINESS PARTNER

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

Application: 26-02-2021

Application No: 1606001276/2021 Search No: 1606001276/2021
Period of the Years: From 2003 To 2021 Record Available: From 06/11/2008 onwards
Person to be searched: First Name : Sandip Last Name : Chaudhuri
Amount Received: S Sanyal
Fees under Articles: F1(i) 2/- F1(ii) 18/-
Result: No Record Found



(Mr Kaushik Ray)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH

RIK RESTAURENT & GUEST HOUSE

CHA
PER DAY
(CAFE)

Gram. Uchhepota, (S) 24 Pgs.,
PS.-Narendrapur, Kolkata - 150

PRADIP KUMAR
HOME LOAN COUNCILLOR

'SHIVALAYA'

77, South Park Road, Kolkata - 700 016

Zetwerk Manuf...