

SOMESH MISHRA,
Advocate, High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086
Mobile : 9051446430
Email:mishrasomesh08@gmail.com

Dated : 21.08.2023

SEARCH REPORT

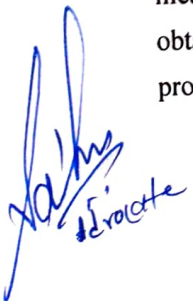
Re : ALL THAT piece and parcel of a Bastu land measuring about 5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft. corresponding to 359.501 Sq.mtr. as per present physical measurement situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129, known as K.M.C. Premises No.2651, Nayabad, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094.

PRESENT OWNER:

SRI PRABIR PAUL, son of Late Santi Ranjan Paul, residing at 248D, B. B. Chatterjee Road, P.O. Kasba, Police Station - Kasba, Kolkata – 700 042.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2009 to 21.08.2023 and I have gone through the title Deed, link Deeds, copy of the mutation certificates of B.L.&L.R.O. and K.M.C., conversion certificate, paid up tax bill of K.M.C., Record of Right, sanctioned building plan etc. in respect of the property. My search report is as follows.

WHEREAS by virtue of the Final Decree of the Partition Suit, being T.S. No. 16 of 1941 vide order No. 546 on 04.06.1971 passed in the court of Learned 3rd Sub-Judge, At Alipore one Reba Sarkar, daughter of Late Monindra Nath Mondal acquired the right title and interest of a demarcated plot of land measuring more or less 02 (Two) Bighas 17 (Seventeen) Cottahs situated in Mouza- Nayabad, J.L. No.25, comprising in R.S. Dag Nos. 196, 198, 199, 200 and 201 and name of the said Monindra Nath Mondal was recorded and published in the R.S. Record of Right during Revisional Settlement Operation in respect of his demarcated portion i.e. 29 (Twenty nine) Bighas marked in the Partition Plan as 'MA' measuring land area 20 Bighas and also marked as 'DA' measuring land of 9 (Nine) Bighas obtained from the Partition suit and said Smt. Reba Sarkar obtained the demarcated land area 2 (Two) Bighas 17 (Seventeen) Cottahs from 'MA' marked property as one of the situated party of the said Partition Suit.


Somesh Mishra

AND WHEREAS while in possessing and occupying over the same, on 15.09.1982, registered at District Sub-Registrar at Alipore and entered in Book No.1, Volume No. 330, Page 4 No. 249 to 259, Deed No. 12694 for the year 1982, said Reba Sarkar sold, transferred and conveyed a demarcated portion of the said land measuring more or less 2 (Two) Bighas out of said 2 Bighas 17 Cottahs, situated at Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, comprising in C.S. Dag No. 102, appertaining to R.S. Dag Nos. 196, 198, 199, 200 and 201, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, in favour of Sri Sunil Kumar Roy, son of Sri Suresh Kumar Roy of 164, Santoshpur Avenue, Police Station- Kasba, Kolkata- 700 75 and in the said Deed of Conveyance confirmed by the Confirming Party as therein mentioned namely (1) Sri Somnath Mondal, son of Late Monindra Nath Mondal, of 55A, Tollygunge Road, Kolkata, (2) Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of 20, Shibaji Road, Kolkata – 700032, (3) Smt. Esha Dey, wife of Sri Monindra Chandra Dey, of Japur, Kolkata – 700030 and (4) Smt. Rekha Majumder, wife of Sri Arabinda Majumder, of Panchpota, P.S. Sonarpur, District-South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Sale executed dated 19.12.1983, registered dated 13.02.1984 at District Sub-Registrar, at Alipore and recorded into Book No.1, Volume No.53(x), at Pages 69 to 78, Deed No.1888 for the year 1984, said Sri Sunil Kumar Roy, sold, transferred and conveyed a demarcated portion of the said land including road area measuring more or less 6 (Six) Cotahs out of said 2 Bighas situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, within the P.S. Panchasayar, Kolkata – 700 094, in favour of one Sri Rabindra Nath Kundu, son of Sri Madhusudan Kundu, residing at 159A, Bipin Behari Ganguly Street, Kolkata – 700012.

AND WHEREAS by virtue of a registered Deed of Sale dated 25.05.1984, registered at District Sub-Registrar, at Alipore and recorded into Book No.1, Volume No.34, at Pages 482 to 491, Deed No.6914 for the year 1984, said Sri Rabindra Nath Kundu, sold, transferred and conveyed his said purchased land including road area measuring more or less 6 (Six) Cotahs situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119,



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120, 121, 122, 123, 124, 125 and 126, within the P.S. Panchasayar, Kolkata – 700 094, in favour of one Binay Krishna Kundu, since deceased son of Late Bhusan Mohan Kundu, residing at 159A, Bipin Behari Ganguly Street, Kolkata – 700012.

AND WHEREAS said Binay Krishna Kundu, died intestate on 01.09.1998, leaving behind her wife namely Smt. Pratima Kundu, and three daughters namely Smt. Suvra Mitra, Smt. Swati Brahma and Smt. Sukti Kundu, inherited the said plot of land as mentioned above as per Hindu Succession Act, 1956.

AND WHEREAS the legal heirs of Binay Krishna Kundu as aforesaid took the physical measurement of the property by erecting boundary wall and it was found that actual net land area was obtained by them 5 (Five) Cottahs 6 (Six) Chittacks as rest land area measuring 10 (Ten) Chittacks out of the total land area 6 (Six) Cotahs has been exhausted due to either extension of adjacent passage or also encroachment of the neighboring plot holders and accordingly the legal heirs of said Binay Kirhsna Kundu has been enjoying the demarcated net land area as 5 (Five) Cottahs 6 (Six) Chittacks without any interruption and hindrances.

AND WHEREAS by virtue of a registered Deed of Sale dated 09.08.2001, registered at DSR III Alipore South 24 Parganas and recorded into Book No.1, Volume No.107, at Pages 333 to 352, Deed No.4430 for the year 2001, the previous land Owners namely (1) Sri Babul Biswas, (2) Sri Jadab Biswas, (3) Sri Sanjoy Biswas and (4) Sri Nakul Biswas, all sons of Late Nityananda Biswas, all are residing at Sreekhanda Ramkrishna Nagar Road, P.S. Sonarpur, Kolkata – 700 152, jointly purchased the above mentioned plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, within the P.S. Panchasayar, Kolkata – 700 094, from the said Smt. Suvra Mitra, wife of Alok Kumar Mitra, residing at JF5/2, Aswini Nagar (Baguihati), P.S. Rajarhat Kolkata – 700059, District-North 24 Parganas, Smt. Swati Brahma, wife of Debasisih Brahma, residing at D6/3, Purbasha Housing Estate, P.S. Maniktala, Kolkata- 700054, Smt. Sukti Kundu, wife of Mainak Kundu, residing at Udayan Palli (Batanagar), P.S. Maheshtala, and Smt. Pratima Kundu, wife of Late Binay Krishna Kundu, residing at 159A, Bipin Behari Ganguli Street, Kolkata – 700012.



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AND WHEREAS after purchase the said Sri Babul Biswas recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.368/2002 and Memo No.18/588/mut/Addl.B.L.&L.R.O./T.M./2002 dated 11.04.2002, **said** Sri Jadab Biswas recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.369/2002 and Memo No.18/566/mut/Addl.B.L.&L.R.O./T.M./2002 dated 08.04.2002, **said** Sri Sanjoy Biswas recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.371/2002 and Memo No.18/568/mut/Addl.B.L.&L.R.O./T.M./2002 dated 08.04.2002 and **said** Sri Nakul Biswas also recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.370/2002 and Memo No.18/567/mut/Addl.B.L.&L.R.O./T.M./2002 dated 08.04.2002 and the BLLRO issued the four Nos. of Mutation Certificate in favour of the said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas **and** Sri Nakul Biswas, in R.S. Dag No.196, under R.S. Khatian No.129 of said Mouza-Nayabad, J.L. No.25.

AND WHEREAS thereafter said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas **and** Sri Nakul Biswas, completed the mutation of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2651, Nayabad**, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094.

AND WHEREAS thereafter said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas **and** Sri Nakul Biswas, converted their said purchased land from 'Shali' to 'Bastu' vide Sri Babul Biswas Conversion Case No.206/2019 and Memo No.17/779/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020, **said** Sri Jadab Biswas Conversion Case No.208/2019 and Memo No.17/781/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020, **said** Sri Sanjoy Biswas Conversion Case No.207/2019 and Memo No.17/780/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020 and **said** Sri Nakul Biswas Conversion Case No.209/2019 and Memo No.17/782/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020 from the Kolkata B.L. & L.R.O.

AND WHEREAS for the looking after and also for dealing with the said property said Sri Babul Biswas, Sri Jadab Biswas and Sri Sanjoy Biswas executed and registered a General Power of Attorney dated 08.09.2017 in favour of Sri Nakul Biswas, in respect of their share of the said property and it registered in the office of District Sub-Registrar -IV, Volume No. 1604-2017, at Pages 7842 to 7860, Deed No. 425 for the year 2017.



AND WHEREAS so the said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas and Sri Nakul Biswas, are joint Owners of the entire plot of land measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft. corresponding to 359.501 Sq.mtr. as per present physical measurement** situated at **Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129**, known as **K.M.C. Premises No.2651, Nayabad, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094.**

AND WHEREAS by virtue of a registered Deed of Sale dated 26.03.2021, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.2550 for the year 2021, the present land owner herein purchased the above mentioned plot of land measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft. corresponding to 359.501 Sq.mtr. as per present physical measurement** situated at **Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129**, known as **K.M.C. Premises No.2651, Nayabad, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094** from the said previous land Owners namely said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas and Sri Nakul Biswas.

AND WHEREAS thereafter the present land Owner herein recorded his entire plot of land in the record of the KMC known as **K.M.C. Premises No.2651, Nayabad, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094** and also recorded his plot of land in the record of the B.L.&L.R.O. vide L.R. Khatian No.2529 of L.R. Dag No.196, of Mouza-Nayabad, J.L. No.25.

AND WHEREAS said **SRI PRABIR PAUL**, are very much desirous to construct a Ground plus Four storied building with Lift facility on their said property and to do make construction of a new building upon the said property thereafter said **SRI PRABIR PAUL** and others entered into a registered Development Agreement with Power of Attorney dated 06.12.2021, registered at District Sub-Registrar - II at Alipore, South 24 Paraganas and recorded in Book No. I, Being No.12544 for the year 2021 with the Developer **M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD., (PAN-AABCO 1239M)** a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700



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042, represented by its one of the Director namely, **SRI PRABIR PAUL**, (PAN:AFQPP2907Q), son of Sri Santi Ranjan Paul, by faith -Hindu, by occupation-Business, residing at 783, Anandapur, Urbana Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata-700107.

AND WHEREAS the OWNER has taken the sanction of a Ground Plus Four Storied building vide Building Permit No.2021120467 dated 26.03.2022 from the KMC.

During investigation the available records of the above mentioned property from D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2008 to 21.08.2023, no adverse entry is found in respect of the property. so in my opinion the above mentioned property is free from all encumbrances, charges, liabilities liens and lispendents, attachments of any kind whatsoever and the said property is absolutely charge free.

I also hereby certify that the above mentioned property has a marketable title and free from all encumbrances.

Two search Receipt Nos. REGN-BB-073629 issued by D.R. Alipore dated 09.08.2023 are enclosed herewith and also Computer Search receipt No.1901022571 dated 09.08.2023 issued by ARA-1, Kolkata.


(SOMESH MISHRA)
ADVOCATE



SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA

No. REGN BB 073629

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 22229

Date of application 9/8/23

Search for the year (s) 2009 - 2023

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

Name of person or property to be searched .. RT & SR Sealdah
P-2651 Nayabcol

Nature of document

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

From whom received S. Misra

Fees paid under Article —

1) (i)

2) (ii)

2)

32/-



Registrar of Alipore

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

Date of Application: 09-08-2023

Serial No of Application	1901022571/2023	Search No	1901022571/2023
Search for the Years	From 2006 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 2651, Road Nayabad		
From whom Received	S MISRA		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found

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

