

Dated : 30.09.2020

SEARCH REPORT

Re : ALL THAT piece and parcel of a plot of 'Bastu' land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft., in Block "A" Plot No.39, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in present R.S. Dag Nos.195 &196, under R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas.

PRESENT OWNERS :

(1) SRI BULBUL DEY, son of Late Lal Mohan Dey and (2) SRI ABHIJIT DEY, son of Sri Bulbul Dey, both of Ruchira Residency, Tower-7, Flat No.6/3, 369, Purbachal Kalitala Main Road, Post Office : Haltu, Police Station – Garfa, Kolkata - 700078, District – South 24-Parganas.

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the office of A.R.A. 1, Kolkata from 2005 to 28.09.2020 and I have gone through the Title Deed, Link Deeds, B.L. & L.R.O. Mutation Certificates, Conversion Certificates, K.M.C Mutation Certificate, paid up K.M.C. Tax bill etc. My Search Report is as follows :-

WHEREAS by virtue of a registered Deed of Conveyance dated 12th December, 1984, registered in the Office of Addl. District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.65, at Pages 348 to 359, Being No.5725, for the year 1984, one Mr. B.K. Lala, Sub-Ordinate Judge, 3rd Court, Alipore on behalf of one Smt. Kamala Bala Mondal, wife of Late Bholanath Mondal, residing at 81/3, Tollygunge Road, Kolkata – 700 033, sold, conveyed, transferred, assigned and granted a big plot of land measuring an area of 20 (Twenty) Bighas situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S.


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Dag Nos.195 and 196, under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, formerly P.S. Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District South 24 Parganas, in favour of one (i) Sri Sasanka Sekhar Chowdhury, son of Late Kali Krishna Chowdhury, of 5/21, Bijoygarh, P.S. Jadavpur, Kolkata – 700 32 and (ii) Sri Dharendra Maitra, son of Sri Bhuban Mohan Maitra of 2/65, Gandhi Colony, Kolkata – 700 040.

AND WHEREAS thereafter by virtue of a registered Deed of Conveyance dated 15.01.1985, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.4, at Pages 270 to 277, Being No.220, for the year 1985, said (i) Sri Sasanka Sekhar Chowdhury and (ii) Sri Dharendra Maitra, sold, conveyed, transferred, assigned and granted part of the demarcated land measuring an area of 16 (Sixteen) Cottahs out of total land area measuring 20 (Twenty) Bighas situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 and 196, under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, formerly P.S. Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District South 24 Parganas, in favour of one Smt. Minati Chowdhury, wife of Sri Prabir Chowdhury, of Mahajati Nagar, Birati, P.S. DumDum, Kolkata – 700 051.

AND WHEREAS thereafter the said Owner namely Smt. Minati Chowdhury developed the property and prepared a master plan wherein she showed several plots, road and Block owing to sell the same to different intending purchasers.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 12.08.1985, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.190, at Pages 255 to 268, Being No.11226 for the year 1985, said Smt. Minati Chowdhury, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate



in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, presently within P.S. Panchasayar, formerly P.S. Purba Jadavpur, District - South 24-Parganas, in favour of Smt. Krishna Majumder alias Krishna Mazoomder, wife of Sri Subrata Majumder of 58A, Park Street, P.S. Karya, Kolkata – 700 017.

AND WHEREAS thereafter said Smt. Krishna Majumder, mutated and recorded her land in the record of The Kolkata Municipal Corporation known and numbered as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094.

AND WHEREAS while enjoying the same peacefully by virtue of a registered Deed of Conveyance dated 10.04.2012, registered at the Office of District Sub-Registrar - III, Alipore, South 24-Parganas and recorded in Book No.I, CD Volume No.7, Pages from 5727 to 5745, Being No.03119 for the year 2012, said Smt. Krishna Majumder alias Krishna Mazoomder, sold, conveyed, transferred, assigned and granted her aforesaid purchased plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District - South 24-Parganas, in favour of the previous Owner namely Smt. Nandini Ganguly, wife of Mr. Abhijit



Ganguly, residing at 117A, Selimpur Road, Flat No. A-3, Ashina, P.O. Dhakuria, P.S. Jadavpur, Kolkata - 700 031, for a valuable consideration as mentioned therein.

AND WHEREAS after purchase said Smt. Nandini Ganguly, mutated and recorded her land in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094.

AND WHEREAS after purchasing the aforesaid plot of land said Smt. Nandini Ganguly mutated and recorded her name in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/Case No.545/2013 and Memo No.18/mut/5385/BLLRO/ ATM/Kasba dated 09.10.2013 and the property is now under R.S. Dag Nos.195 and 196, under present R.S. Khatian No.117 of said Mouza - Nayabad and accordingly the Ld. B.L. & L.R.O. Kasba, has issued the mutation Certificate in favour of the previous Owner said Smt. Nandini Ganguly.

AND WHEREAS thereafter the said Smt. Nandini Ganguly taken conversion in respect of the nature and character of her Land from 'Shali' to 'Bastu vide Case No.193/2014 and Memo No.17/3378/Con. Certificate/BL.LRO/ATM/Kasba dated 02.07.2015 issued by Ld. BL. & L.R.O office Kasba.

AND WHEREAS while seized and possessed of by virtue of a registered Deed of Sale dated 30.05.2016, registered at the Office of District Sub-Registrar - V, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1630-2016, Pages from 49050 to 49073, Being No. 163001662 for the year 2016, said Smt. Nandini Ganguly, sold, conveyed, transferred, assigned and granted her aforesaid purchased plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen)



Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District - South 24-Parganas, in favour of the present Owners herein namely **SRI BULBUL DEY** and **SRI ABHIJIT DEY**, for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the present Owners mutated and recorded their purchased land in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas.

AND WHEREAS thereafter the present Owners mutated and recorded their names in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/Case No.919/2016 and Memo No.18/mut/206/BLLRO/ ATM/Kasba/17 dated 16.01.2017 in the name of Sri Bulbul Dey and Reference M/Case No.920/2016 and Memo No.18/mut/205/ BLLRO/ATM/Kasba/17 dated 16.01.2017 in the name of Sri Abhijit Dey.

AND WHEREAS the present Owners herein are the absolute joint owners and possessors of the said plot of land measuring land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 & 196, under present R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas and since purchase the present Owners herein are in physical possession of the said property which is free from all encumbrances.



During investigations the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the office of A.R.A. 1, Kolkata from 2005 to 28.09.2020 no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property is an absolute clear, free and marketable title.

One computer generated Search Receipt No. 1901009597 dated 30.09.2020 issued by R.A. Kolkata is enclosed herewith.

I have also caused necessary searches from 2009 to 25.09.2020 in the name of present Owners namely **SRI BULBUL DEY** and **SRI ABHIJIT DEY** and also in the name of previous land owner namely Smt. Nandini Ganguly, wife of Mr. Abhijit Ganguly separately In the court of Ld. 1st Civil Judge (Jr. Divn.) at Alipore, In the court of Ld. 3rd Addl. Civil Judge (Jr. Divn.) at Alipore and In the court of Ld. 5th Civil Judge (Sr. Divn.) at Alipore for that whether any Title Suit has been filed and/or instituted against the aforesaid Land owners in respect of the said property known as **K.M.C. Premises No.2643, Nayabad, within Ward No.109, situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag Nos.195 & 196, under present R.S. Khatian No.117, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, during this period and if so, what is the number and date ? But, after investigation by me from the filing register of the aforesaid Courts it appears that No such Title Suit or suits have been filed during the period from 2009 to till 25.09.2020.**

Nine Nos. of Application for Information in HIGH COURT FORM NO.(M) 55 Civil / (H) 30 (Criminal) issued by the aforesaid Courts respectively in the name of the aforesaid land owners are enclosed herewith.


[MR. TAPESH MISHRA]
Advocate