

Date 23.03.2021

TO WHOM IT MAY CONCERN

I have caused the searches made as per available records in various registration offices in respect of All that land measuring 5 cottah 15 chittaks 26 sq ft more or less instead of (6 Cottah 15 Chittacks) more or less as the land measuring 15 chittaks 19 sqft more or less has been curved out for road and the Owners herein through the Developer herein got the plan sanctioned on the land measuring 5 cottah 15 chittaks 26 sq ft more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, presently lying and situated at Municipal Premises No 242 East Rajapur, within the Ward No. 103 of the Kolkata Municipal Corporation along with right to use 20 feet wide road with all easement right held and owned by 1 MR SWAPAN KUMAR BANERJEE son of Late Ganesh Chandra Banerjee 2.a..MRS MINA BANERJEE wife of late Tapan Kumar Banerjee 2.b.. MR. DIPANJAN BANERJEE son of Late Tapan Banerjee, 3. TAPAS KUMAR BANERJEE son of Late Ganesh Chandra Banerjee all residing at 27 New Tollygunge, P.O – Purba Putiary, P.S-Regent Park, Kolkata – 700093 and the said aforesaid property is butted and bounded as follows :

On the North : By Manihar Apartment ,

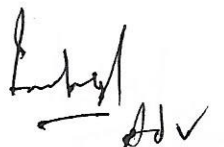
On the East : By Manihar Apartment

On the South : By Calcutta Greens Phase-I Chayanat

On the West : By 20ft wide Road and Premises No 242/1 Rajapur East

Before giving the result the of the searching made a brief history aforesaid property is given below:

WHEREAS one Ganesh Chandra Banerjee became the owner of All That land measuring 23 Decimal (13 Cottah 14 Chittacks) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag



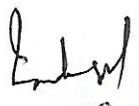
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No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation by virtue of a registered deed of conveyance and which was executed on 03/05/1968 and the same was Registered before the Sub-Registrar at Alipore District 24 Parganas and recorded in Book No – I, Volume No – 53, Pages 132 to 136, Being No – 2841, for the year 1968 and herein after referred to as the said Property.

AND WHEREAS the said Ganesh Chandra Banerjee got his name mutated in the records of Kolkata Municipal Corporation in respect of the said property and now the said property is known and numbered as Premises No – 242 Rajapur East.

AND WHEREAS the said Ganesh Chandra Banerjee during his lifetime executed a deed of gift on 14.12.1984 in favour of his son Tapas Kumar Banerjee in respect of all that land measuring 11.5 Decimal (6 Cottah 15 Chittacks) more or less out of the Total land measuring 23 Decimal (13 Cottah 14 Chittacks) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation being the Portion of 242 Rajapur East by executing a Deed of Gift in favour of his son Tapas Kumar Banerjee in the said Deed of Gift was duly registered before the District Sub-Registrar Alipore and the same was recorded in Book No – I, Volume No 68 , Pages 31 to 37 , Being No 5890 , for the year 1984.

AND WHEREAS the said Ganesh Chandra Banerjee who was a Hindu, governed by Hindu Succession Act, 1956 while seized and possessed of the remaining land measuring about 6 Cottah 15 Chittacks comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. –


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1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation, being the portion of 242 Rajapur East, died intestate on 29.07.1988 leaving behind him surviving three sons namely Swapan Kumar Banerjee , Tapan Kumar Banerjee and Tapas Kumar Banerjee, as his only legal heirs and successor as his wife namely Gita Banerjee and one son namely Tarun Kumar Banerjee who was bachelor predeceased him.

AND WHEREAS thus the said Swapan Kumar Banerjee, and Tapan Kumar Banerjee and Tapas Kumar Banerjee became the joint Owner of all that land measuring 6 Cottah 15 Chittacks comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation each having equal undivided 1/3 rd share in the said land left by the said Ganesh Chandra Banerjee since deceased by virtue of Hindu Succession Act 1956 and are absolutely seized and possessed of the said land free from all encumbrances

AND WHEREAS Tapan Kumar Banerjee died intestate on 13.03.2007 leaving behind him surviving his wife Mrs Mina Banerjee and his one son namely Mr Dipanjan Banerjee as his only legal heirs and successors and as per Hindu Law of Succession who have stepped into the shoes of their predecessor in interest Tapan Kumar Banerjee since deceased and as such they jointly became the owners of undivided 1/3 share collectively in respect of the said land under the Hindu Succession Act, 1956.

AND WHEREAS thus 1.Mr Swapan Kumar Banerjee 2 .a. Mrs Mina Banerjee wife of Late Tapan Kumar Banerjee 2b. Mr Dipanjan Banerjee son of Late Tapan Kumar



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Banerjee . 3 Mr Tapas Kumar Banerjee became the joint owners of the said land as per Hindu Succession Act , 1956.

AND WHEREAS the said OWNERS got their names mutated in the records of Kolkata Municipal Corporation in respect of the said land and the said land now numbered as Municipal Premises No 242 Rajapur East, having assessee no 311033702429 and paying rates and taxes uptodate and are seized and possessed of the said land.

AND WHEREAS the aforesaid owners with a view to develop their said land by constructing a residential building, was searching for a reputed Developer who will construct multistoried building thereon at his own costs and expenses and by the implementation of its skill and knowledge and thus for the aforesaid purpose the owners herein jointly entered into an entered into an **Agreement For Development And Power Of Attorney** on 11.06.2019 with the M/S. VENUS CONSTRUCTION, a Proprietorship firm having its office at B/3, East Rajapur, Santoshpur, P.S. Purba Jadavpur, Kolkata – 700 075, held and owned by its Proprietor, Sri Bijoy Halder, son of Late Nemai Halder, by occupation – Business, residing at A/17/1, East Rajapur, P.S. Purba Jadavpur, Kolkata – 700 075, therein referred to as the Developer and the said **Development And Power Of Attorney** was registered before the A.D.S.R, Sealdah and the same was recorded in Book No 1, Being No 160602371 for the Year 2019 , for construction of a ground plus three storied building in accordance with the sanctioned building plan Vide No B.P No.281 dated 16.10.2015 sanctioned from the Kolkata Municipal Corporation.

AND WHEREAS the said Bijay Kumar Halder, DEVELOPER started construction as per said sanctioned building plan No. B.P No.281 dated 16.10.2015 for construction of G +III storied building on the said land at Premises No. 242/1 Rajapur East within

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Adv

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the limits of Kolkata Municipal Corporation Kolkata – 700 075 comprising of several flats/units/car parking spaces and started construction at his own cost and as the said Plan expired on 15.10.2020 and for that the said Bijay Halder being the constituted attorney of the Owner prayed before The Executive Engineer (Civil) , Borough XI. The Kolkata Municipal Corporation in writing on 08.02.2021 for renewal and revalidation of the said Plan.

AND WHEREAS in the facts and circumstances mentioned above the said 1 MR SWAPAN KUMAR BANERJEE son of Late Ganesh Chandra Banerjee 2.a..MRS MINA BANERJEE wife of late Tapan Kumar Banerjee 2.b.. MR. DIPANJAN BANERJEE son of Late Tapan Banerjee, 3. TAPAS KUMAR BANERJEE son of Late Ganesh Chandra Banerjee , the owners herein are thus seized and possessed of and sufficiently entitled to the said 5 cottah 15 chittaks 26 sq ft more or less instead of (6 Cottah 15 Chittacks) more or less as the land measuring 15 chittaks 19 sqft more or less has been curved out for road lying and situated at 242 Rajapur East, Kolkata – 700 075 under P.S.- Purba Jadavpur under ward No 103 within the limits of Kolkata Municipal Corporation free from all encumbrances.

AND WHEREAS Searches have been made, as per available records for the year 1998 to 2010 in Index II in respect of the aforesaid property in the District Registration Office, Alipore and Additional Sub registration office, Sealdah, , Additional Registrar Of Assurances there is no adverse entry is respect of the year **1998 to 2010**.

From the above it reveals that the said 1 MR SWAPAN KUMAR BANERJEE son of Late Ganesh Chandra Banerjee 2.a..MRS MINA BANERJEE wife of late Tapan Kumar


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Banerjee 2.b.. MR. DIPANJAN BANERJEE son of Late Tapan Banerjee, 3. TAPAS KUMAR BANERJEE son of Late Ganesh Chandra Banerjee , have got good and marketable title to the property free from all encumbrances subject to the said mortgage.



INDRAJIT SEN
ADVOCATE

References:

1. Xerox copy of Xerox copy of the Title Deed Being No – 2841, for the year 1968
2. Xerox copy of the Deed Of Gift, Being No 5890 , for the year 1984
3. Xerox copy of the Corporation Tax Bill
4. Xerox copy of the Sanctioned Plan Being No B.P No.281 dated 16.10.2015 and prayer for renewal letter dated 08.02.2021
5. Original Search receipts