

No. REGN BB 228570

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 30130
- 2. Date of application 14/5/24
- 3. Search for the year (s) 2024-25
- 4. Name of office to which the record to be searched or inspected relates [Handwritten]
- 5. Name of person or property to be searched [Handwritten]
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) [Handwritten: ~ Dhakur P 122]
[Handwritten: 10 221]
- 8. From whom received [Handwritten: D. Bhattacharya]
- 9. Fees paid under Article —
 F (1) (i) 222
 F (2) (ii)
 F (2)

..... Registrar of [Handwritten Signature]

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-05-2024

Serial No of Application	1604007771/2024	Search No	1604007771/2024
Search for the Years	From 2003 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00122		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-122 Khatian: 221	Area of Land : 4 Katha, (4 Katha)
Deed Details :		Deed No: I-160402579/2013, Query No: 1604005131 /2013, Serial No: 160402625/2013, Page: 2193 - 2208, Date of Registration: 26/03/2013, Date of Completion: 01/04/2013, Date of Delivery: 22/04/2013		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-122 Khatian: 221	Area of Land : 5 Katha, 9 Chatak, (5 Katha,9 Chatak)
Deed Details :		Deed No: I-160403099/2013, Query No: 1604005132 /2013, Serial No: 160402624/2013, Page: 786 - 801, Date of Registration: 18/04/2013, Date of Completion: 18/04/2013, Date of Delivery: 22/04/2013		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Floor No : 2	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: RS-122	Flat/Apartment: 892 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160406908/2014, Query No: 16041000204838/2015, Serial No: 1604007172/2014, Page: 2409 - 2434, Date of Registration: 05/09/2014, Date of Completion: 05/09/2014, Date of Delivery: 12/09/2014		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Floor No : 2	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: RS-122	Covered Garage: 160 sq.ft.
Deed Details :		Deed No: I-160406908/2014, Query No: 16041000204838/2015, Serial No: 1604007172/2014, Page: 2409 - 2434, Date of Registration: 05/09/2014, Date of Completion: 05/09/2014, Date of Delivery: 12/09/2014		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Floor No : 0, Flat No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-122, RS-128 Khatian: 00317	Flat/Apartment: 490 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160405819/2015, Query No: 16041000196043/2015, Serial No: 1604006163/2015, Page: 47200 - 47232, Date of Registration: 31/07/2015, Date of Completion: 06/08/2015, Date of Delivery: 11/08/2015		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Floor No : 2, Flat No : 0	Property Type: Apartment Transaction: [0105] Sale, Sale after registered sale agreement without possession	Plot No: RS-122, RS-122 Khatian: 00221	Flat/Apartment: 892 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160406089/2015, Query No: 16041000204863/2015, Serial No: 1604006441/2015, Page: 55180 - 55218, Date of Registration: 11/08/2015, Date of Completion: 14/08/2015, Date of Delivery: 18/08/2015		
7	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Floor No : 2, Flat No : 0	Property Type: Apartment Transaction: [0105] Sale, Sale after registered sale agreement without possession	Plot No: RS-122, RS-122 Khatian: 00221	Covered Garage: 160 sq.ft.
Deed Details :		Deed No: I-160406089/2015, Query No: 16041000204863/2015, Serial No: 1604006441/2015, Page: 55180 - 55218, Date of Registration: 11/08/2015, Date of Completion: 14/08/2015, Date of Delivery: 18/08/2015		

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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

Date of Application: 10-05-2024

Serial No of Application	1608010108/2024	Search No	1608010108/2024
Search for the Years	From 2003 To 2024	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00122		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	


Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR, Ward: 2, Holding: 663	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-122 Khatian:	Area of Land : 2 Katha. (2 Katha)

Deed Details :

Deed No: I-160802195/2008, Query No: 1608002516 /2008, Serial No: 160802541/2008, Page: 4607 - 4618, Date of Registration: 14/03/2008, Date of Completion: 20/03/2008, Date of Delivery: 25/03/2008

(Mr. Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR



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

Date of Application: 10-05-2024

Serial No of Application 1629001993/2024 **Search No** 1629001993/2024
Search for the Years From 2014 To 2024 **Record Available** From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: LR- 00122
From whom Received D Bhattejee
Fees Paid under Articles F1(i) 2/- F1(ii) 10/-

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Nabapally Main Road,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : LR-122 Khatian: 311	Area of Land : 3.19 decimal (1 Katha,14 Chatak,42 Sqft)

Deed Details :

Deed No: I-162903305/2020, Query No: 16292001321071/2020, Serial No: 1629003444/2020, Page: 114330 - 114343, Date of Registration: 12/10/2020, Date of Completion: 12/10/2020, Date of Delivery: 15/10/2020



(Mr Krishnendu Talukdar)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date : 16/05/2024...

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **9 (nine) cottahs 9 (nine) chittacks 0 (zero) sq. ft.** be the same a little more or less comprised in and formed under Mouza – Dhalua, J.L. No. 43, Touzi No. 340-342, R.S. Khatian No. 221, L.R. Khatian No. 3510, R.S. Dag No. 122, L.R. Dag No. 128, **Holding No. 450, Dhalua Uttar**, within Ward No. 2, of Rajpur-Sonarpur Municipality under Sub-Registry Office- Garia, Police Station – Narendrapur (previously Sonarpur), District – 24 Parganas (South).

PRESENT LAND OWNER:-

SMT. RAKHI SARKAR, wife of- Sri Partha Sarathi Sarkar, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at- 4H, 1st Lane, Russa Road (South), P.S.- Tollygunge, Kolkata- 700033.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the last 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

MY REPORT IS AS FOLLOWS:-

- I. One Sri Pulin Behari Chakraborty, Sri Amulya Ranjan Chakraborty & Sri Santosh Ranjan Chakraborty, all sons of- Late Hara Kumar Chakraborty jointly acquired some land by a Patta dated 02.05.1953 executed in their favour by Nirmal Chandra Naskar and others at Mouza- Dhalua and they constructed their respective dwelling huts with joint family firm thereon;
- II. Subsequently the said three brothers gradually acquired other properties by different Sale Deeds some standing in the name of one brother some in the name of another brother by their joint family fund contributed by them respectively and they jointly possess those properties. That by Kobalas dated 07.06.1956 and 15.07.1956 one Narendra Nath Mondal and Jyotindra Nath Mondal sold 1.07¹/₂ acres of land of C.S. Khatian No.- 171 in favour of three brothers but they could not give possession of that land as there were some tenants on that particular land, and when Pulin Behari Chakraborty, Amulya Ranjan Chakraborty, Santosh Ranjan Chakraborty were about to take legal steps against the said Narendra Nath Mondal and Jyotindra Nath Mondal came to a compromise with the said three brothers and accordingly in exchange of the said 1.07¹/₂ acres of land covered by the Kobalas dated 07.06.1956 and 15.07.1956 and on taking another

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Rs. 1000/- in cash from the three brothers and said Narendra Nath Mondal and Jyotindra Nath Mondal executed a fresh Kobala on 24.06.1958 registered on 27.06.1958 in respect of C.S. Dag No.- 275 area of land $56\frac{2}{3}$ decimal and C.S. Dag No.- 163 area of land 1.96 acres in C.S. Khatian No.- 191, in favour of aforesaid three brothers but this Kobala was written in Benami in the name of Hari Bhushan Chakraborty son of- Sri Jyotindra Nath Chakraborty brother-in-law of aforesaid Pulin Behari Chakraborty and the said Kobala was registered at the office of Sub. Registrar, Baruipur and recorded in Book No.- I, Volume No.- 65, Pages 37 to 38, Being No.- 5152 for the year 1958;

III. Hari Bhushan Chakraborty being the benamdar of aforesaid three brothers did not pay any money or cost for the aforesaid Kobala nor did he ever possessed the aforesaid land and said Hari Bhushan Chakraborty admitted that he was a Benamdar in the Sale Deed No.- 5152 of 1958 by lodging a General Diary being entry No.- 646 dated 14.04.1965 at Sonarpur Police Station. Thereafter aforesaid three brothers affected an amicable partition with one Debendra Nath Mondal being the co-sharer of Narendra Nath Mondal and Jyotindra Nath Mondal and the aforesaid Deed of Partition was executed on 12.08.1960, wherein said Hari Bhushan Chakraborty being the Benamdar of aforesaid three brothers was cited as the Party of the

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

First Part and Debendra Nath Mondal was cited as the Party of the Second Part in the said Deed of Partition by which three brothers exclusively got an area of land of 85 decimal in C.S. Dag No.- 275 and an area of land of 2.94 acres in C.S. Dag No.- 163, at Mouza- Dhalua and the said Deed of Partition was registered at the office of Sub. Registrar, Baruipur and recorded in Book No.- I, Volume No.- 89, Pages 121 to 125, Being No.- 7884 for the year 1960;

IV. Sri Pulin Behari Chakraborty died intestate on 03.04.1964 leaving behind his wife Smt. Sandhya Rani Chakraborty, 5 (five) daughters namely (1) Smt. Mamata Banerjee nee Chakraborty, wife of- Sri Bhunjangalal Banerjee, (2) Smt. Anita Das, wife of- Sri Bhola Nath Das, (3) Smt. Kabita Chakraborty, wife of- Sri Haru Chakraborty, (4) Smt. Namita @ Swapna Chakraborty, wife of- Sri Thakurdas Chakraborty, (5) Smt. Sikha Das nee Chakraborty, wife of- Sri Susanta Das and 3 (three) sons namely (1) Sri Tarun Kanti Chakraborty, (2) Sri Tapas Kanti Chakraborty, (3) Sri Tushar Kanti @ Tapan Kanti Chakraborty as his legal heirs and successors, and all of them jointly inherited his share of land with their other co-sharers;

V. Sri Amulya Ranjan Chakraborty and Sri Santosh Ranjan Chakraborty being Plaintiffs instituted a Partition Suit being Title Suit No.- 78 of 1967 before the Learned 1st Sub. Judge at Alipore, against the afore-

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

said 9 (nine) legal heirs of Late Pulin Behari Chakraborty namely (1) Smt. Sandhya Rani Chakraborty, (2) Smt. Mamata Banerjee nee Chakraborty, (3) Smt. Anita Das, (4) Smt. Kabita Chakraborty, (5) Smt. Namita @ Swapna Chakraborty, (6) Smt. Sikha Das nee Chakraborty, (7) Sri Tarun Kanti Chakraborty, (8) Sri Tapas Kanti Chakraborty and (9) Sri Tushar Kanti @ Tapan Kanti Chakraborty being the Principal Defendants and Sri Hari Bhushan Chakraborty, Sri Jatindra Nath Chakraborty, Sri Keval Sarkar, Sri Rabindra Nath Mridha, Sri Arun Kanti Biswas, Sri Debendra Nath Mondal, Sri Nani Gopal Das, Sri Manindra Kumar Mazumdar and Sri Upendra Kumar Mazumdar being the Proforma Defendants and the said Title Suit was finally decreed on 30.05.1968 by the Learned 1st. Sub. Judge at Alipore, on the basis of compromise petition filed by the parties and the said compromise petition being the Solenama had been treated as part of the Final Decree, as per Solenama Sri Santosh Ranjan Chakraborty being the Plaintiff No.- 2 was absolutely Purchaserd an area of land of 85 decimal comprised in C.S. Khatian No.- 191, C.S. Dag No.- 275, corresponding to R.S. Khatian No.- 221, R.S. Dag No.- 122 at Mouza- Dhalua, Police Station- Sonarpur, along with other landed properties as morefully mentioned in the "Schedule- Kha" in the said compromise petition;

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

- VI.** Thereafter on 13.12.1972 Sri Santosh Ranjan Chakraborty sold the afore-stated entire land of 85 decimal to (1) Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh, (3) Sri Panna Lal Ghosh, (4) Biman Chandra Ghosh (being minor), all sons of- Sri Umesh Chandra Ghosh by virtue of a Sale Deed registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 52, Pages 149 to 152, Being No. 3944, for the year 1972;
- VII.** After purchasing the said land of 85 decimal (1) Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh, (3) Sri Panna Lal Ghosh, (4) Biman Chandra Ghosh jointly mutated their names in the records of BL& LRO and their names have been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of the said lands and after the death of Biman Chandra Ghosh in an unmarried stage on 07.10.1985 and that of his father Umesh Chandra Ghosh their share of land in the afore-stated land devolved upon (1) Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh and (3) Sri Panna Lal Ghosh and thereafter on 25.03.2013, Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh and (3) Sri Panna Lal Ghosh by virtue of 2 (two) separate Deed of Sale both registered before D.S.R.-IV, Alipore sold the land total measuring about 9 (nine) cottahs 9 (nine) chittacks 0 (zero) sq. ft. in R.S. Khatian No.- 221, R.S. Dag No.- 122 corresponding to L.R. Dag No. 128, Mouza- Dhalua to Smt. Rakhi

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Sarkar (the present Landowner) in the following manners:- (i) land measuring about 5 cottahs 9 chittacks 0 sq. ft. by virtue of a Deed of Sale recorded in Book No. I, C.D. Volume No. 18, Pages 786 to 801, Being No. 3099, for the year 2013 and (ii) land measuring about 4 cottahs by virtue of a Deed of Sale recorded in Book No. I, C.D. Volume No. 14, Pages 2193 to 2208, Being No. 2579, for the year 2013 and thereafter Smt. Rakhi Sarkar (the present Landowner) mutated her name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in her name in respect of the said land and Smt. Rakhi Sarkar (the present Landowner) also mutated her name in the Assessment Records of Rajpur Sonarpur Municipality and at present the Landowner herein has been enjoying the ownership of the said land;

VIII. Thus, by virtue of the above-mentioned 2 (two) Deed of Sale, Smt. Rakhi Sarkar (the present Landowner) became the owner of the land total measuring about 9 (nine) cottahs 9 (nine) chittacks 0 (zero) sq. ft. in R.S. Khatian No.- 221, R.S. Dag No.- 122 corresponding to L.R. Dag No. 128, Mouza- Dhalua and with an intention to construct a multi-storied building on her said total land the present Landowner entered into 2 (two) separate Development Agreement with S.P. CONSTRUCTION (hereinafter referred to as the said Developer) both

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

registered on 19.03.2018 before A.D.S.R. Garia and one recorded in Book No. I, Volume No. 1629-2018, Pages 46187 to 46220, Being No. 1383 for the year 2018 and another recorded in Book No. I, Volume No. 1629-2018, Pages 46221 to 46254, Being No. 1384 for the year 2018 and for smooth running of the construction work, Smt. Rakhi Sarkar (the present Landowner) further executed 2 (two) separate Registered Power of Attorney after Registered Development Agreement both registered on 19.03.2018 before A.D.S.R. Garia and one recorded in Book No. I, Volume No. 1629-2018, Pages 45969 to 45995, Being No. 1389 for the year 2018 and another recorded in Book No. I, Volume No. 1629-2018, Pages 46160 to 46186, Being No. 1388 for the year 2018;

- IX.** By virtue of the above-stated 2 (two) Development Agreement as well as Registered Power of Attorney after Registered Development Agreement the said Developer obtained a sanctioned building plan bearing No. SWS-OBPAS/2207/2023/0016 dated 30.01.2023 from Rajpur Sonarpur Municipality in respect of the land as mentioned hereinabove;
- X.** The Said Land as mentioned hereinabove is earmarked for the purpose of building a G+3 storied residential building project comprising flats, car-parking spaces and the said project shall be known as **AASHRAY**

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

BANDHAN at Holding No. 450, Dhalua Uttar, under Ward No.- 2 of
Rajpur Sonarpur Municipality;

I hereby certify that the above-mentioned land of the present Landowner herein is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee.
ADVOCATE