

**TAPESH MISHRA,**  
Advocate, High Court, Calcutta  
& Alipore Police Court

*Office-cum-Seresta :*  
Alipore Police Court  
(Back side of Criminal Court Building)

*Residence-cum-Chamber :*  
69/1, Baghajatin Place  
Kolkata-700 086  
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Ref. ....

Dated : 05.06.2023

### **SEARCH REPORT**

**Re : ALL THAT piece and parcel of a revenue free homestead land containing an area of 5 (Five) Cottahas 10 (Ten) Chittacks be the same a little more or less, situate and being Plot No. 21 of the surplus lands in Calcutta Improvement Scheme No. LI formed out of old Premises No. 160/2, Upper Chitpore Road in Taluq Sutanuty in the town of then Calcutta now Kolkata, now known as K.M.C. Premises No. 35, Madan Mohan Tala Street, having Assessee No. 11-008-31-0023-0, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 8, under Police Station – Shyampukur, Kolkata – 700 005, District – Kolkata.**

#### **PRESENT OWNERS:**

**(1) SRI JOY NARAYAN DE**, son of Late Shambhunath De, **(2) SM KRISHNA DE**, wife of Late Rabi Shankar De, **(3) SRI UDAY SHANKAR DE**, son of Late Luxmi Narayan De and **(4) SRI ARUN SHANKAR DE**, son of Late Luxmi Narayan De, all are residing at 35, Madan Mohan Tala Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, District – Kolkata.

I have caused necessary searches through my clerk namely Mr. Ranjit Hati in respect of the above mentioned premises in the available records of R.A. Kolkata from 2008 to 05.06.2023 and I have gone through the photocopies of Title Deed, copy of link deed, paid up K.M.C. Tax bill etc. and after perusing all the papers in respect of the above mentioned property and also after inspection in the available records of the registration offices through my clerk above named my search report is as follows :-

**WHEREAS** by virtue of a registered Deed of Conveyance dated 22.04.1952, registered in the office of Registrar of Calcutta and recorded in Book No. I, Volume No. 47, at Pages 196 to 199, Being No. 1514 for the year 1952 one Shambhunath De, since deceased purchased All That piece and parcel of revenue free homestead land containing an area of 5 (Five) Cottahas 10 (Ten) Chittacks be the same a little more or less situate and being Plot No. 21 of the surplus lands in Calcutta Improvement Scheme No. LI formed out of old Premises No. 160/2, Upper Chitpore Road in Taluq Sutanuty in the town of then Calcutta now Kolkata, as more fully mentioned and described



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in the Schedule of the said Deed of Conveyance from The Trustees for the Improvement of Calcutta, a body corporate constituted by the Calcutta Improvement Act, 1911 (Bengal Act V of 1911) and hereinafter referred to as "The Board" for a consideration sum of Rs.50,625/- only out of which a sum of Rs.25,312.5/- only was paid by said Shambhunath De since deceased on or before execution of the said Deed of Conveyance dated 22.04.1952 and the balance sum of Rs.25,312.5/- only was secured by an Indenture of Charge dated 22.04.1952, registered in the office of Registrar of Calcutta and recorded in Book No. I, Volume No. 51, at Pages 155 to 161, Being No. 1515 for the year 1952 by the said Shambhunath De since deceased in favour of "The Board" with certain terms and conditions as mentioned therein.

**AND WHEREAS** after completion of full payment along with interest the said Board has released the aforesaid Premises in favour of said Shambhunath De since deceased forever by executing and registering a Deed of Release dated 31.07.1957, registered in the office of Registrar of Calcutta and recorded in Book No. I, Volume No. 102, at Pages 206 to 210, Being No.3326 for the year 1957 and thus said Shambhunath De since deceased became the absolute owner and being seized and possessed of the aforesaid Premises as free from all encumbrances, charges, liens, mortgages etc.

**AND WHEREAS** after purchasing the aforesaid Premises said Shambhunath De since deceased mutated his name as the absolute Owner thereof in respect of his aforesaid demarcated land measuring an area of 5 (Five) Cottahas 10 (Ten) Chittacks more or less in the record of The Kolkata Municipal Corporation, under Ward No. 8, being known and numbered as K.M.C. Premises No. 35, Madan Mohan Tala Street, having Assessee No. 11-008-31-0023-0, under Police Station – Shyampukur, Kolkata – 700 005, District – Kolkata and had been paying necessary K.M.C. Taxes to The Kolkata Municipal Corporation and subsequently erected a three storied residential building thereon total measuring an area of 7560 (Seven Thousand Five Hundred and Sixty) Sq.ft. more or less.

**AND WHEREAS** said Shambhunath De, died intestate on 11.01.1981, leaving behind his widow wife Bisweswari De since deceased and two sons namely Sri Luxmi Narayan De since deceased and Sri Joy Narayan De, the Owner No. 1 herein as his only legal heirs and successors



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who have jointly inherited the aforesaid Premises as per Hindu Succession Act, 1956. Subsequently wife of said Shambhunath De since deceased namely Bisweswari De died intestate on 19.12.1982.

**AND WHEREAS** while seized and possessed of said Luxmi Narayan De, died intestate on 06.03.2002, leaving behind his widow wife Ila De since deceased and three sons namely Ravi Shanker De since deceased, Sri Uday Shankar De and Sri Arun Shankar De, the Owners No. 3 & 4 herein as his only legal heirs and successors who have jointly inherited the aforesaid Premises as per Hindu Succession Act, 1956. Subsequently wife of said Luxmi Narayan De since deceased namely Ila De died intestate on 08.06.2009 and one son namely Rabi Shankar De died intestate on 20.03.2000, leaving behind his widow wife namely Sm. Krishna De, the Owner No. 2 herein as his only legal heirs and successors who has inherited the share of her deceased husband in the aforesaid Premises according to Hindu Succession Act, 1956.

During investigation the available records of R.A. Kolkata from 2008 to 05.06.2023, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

A Search Receipt No. REGN-BB-288016 dated 30.05.2023, issued by R.A. Kolkata is enclosed herewith.

[MR. TAPESH MISHRA]  
Advocate