

Arup Kumar Dey

Advocate
High Court, Calcutta.

Chamber:

10, Old Post Office Street,
Kolkata - 700001.

Date: 17.01.2023

File Name:- Tridev Garden Phase 2

Search report

Description of the property:

ALL THAT piece and parcel of land admeasuring 26 Cottahs 09 Chittack 23 sq.ft. lying and situated at Mouza- Krishnapur, J.L. no. 17, R.S. no. 180, Touzi no. 228/229, R.S. Dag nos. 3176, 3177 & 3178, R.S. Khatian No. 552 being Holding no. B.M.C.- 378, Krishnapur Ghoshpara, Block- BM, Jyangra, Kolkata - 102, Police Station Rajarhat, District- 24 Parganas (North), Ward No. 34 (Old), 25 (New), Assessee No. 200331122721 within the limits of Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation.

Present owner of the aforesaid property: -

SHR Construction LLP

Searches made:

I have caused searching in the records available with the offices of the District Sub Registrar at North 24 Parganas and Additional District Sub Registrar at Bidhannagar and Rajarhat and Registrar of Assurances at Kolkata for the period of 2008- 2022 as is maintained and made available except pending IGR Search Being receipt no. BB 407449, 4374, 4379 of 2023. No entry found showing transfer of mentioned property within the related period between the present owner and any subsequent purchaser/transferee etc. Searches conducted as per details available in the last registered document.

The searching report is available as on date of conducting search and the searching index are up to date from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

My report is as follows: -

Based upon the xerox copies of the supplied documents: -

Whereas Debalamoyee Mallick, wife of Late Dulal Chandra Mallick and Kamala Rani Ghosh, were absolutely seized and possessed of and otherwise well and sufficiently entitled to All That the piece or parcel of and measuring 3 Cottah 0 Chittack 18 Square feet in R.S. Dag No. 3178, , Mouza- Krishnapur, Additional District Sub Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat – Gopalpur Municipality.

And whereas One Urmila Ghosh had owned All That the piece or parcel of land measuring 26 Cottah 9 Chittack 41 Square Feet (0.44 Satak) be the same a little more or less lying and situated at Krishnapur Ghoshpara, R.S. Dag Nos. 3176, 3177 and 3178, , Mouza -Krishnapur,

And whereas said Urmila Ghosh died intestate on 05.03.1963 leaving behind her only two daughters namely Srimati Debalamoyee Mallick and Srimati Kamala Rani Ghosh as her legal heiresses and representatives of the aforesaid premises and her husband Manik Ghosh also pre-deceased her.

And whereas said Debalamoyee Mallick and Kamala Rani Ghosh became the absolute and lawful owners of the entire land mentioned above.

And whereas After the death of Urmila Ghosh and Manik Ghosh the said Debalamoyee Mallick and Kamala Rani Ghosh inherited in R.S. Dag No. 3178 land measuring 3 Cottah 0 Chittack 18 Square Feet (0.5 Satak) and accordingly the said Srimati Debalamoyee Mallick and Srimati Kamala Rani Ghosh mutated their names in the records of Rajarhat- Gopalpur Municipality now Bidhannagar Municipal Corporation as absolute and lawful owners thereof.

And whereas Thus being joint owners of the aforesaid property while seized and possessed of the same the said Debalamoyee Mallick and Kamala Rani Ghosh by a duly executed Deed of Sale dated 15th October, 2007 sold, transferred and conveyed ALL THAT the piece or parcel of land measuring 3 Cottah 0 Chittack 18 Square feet (0.5 Satak), R.S. Dag No.3178, unto and in favour of M/s. Tridev Construction, and the same was duly registered before the Office of Additional District Sub Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat – Gopalpur Municipality And recorded in Book No.I, Volume No.1, Pages from 1 to 17, Being No.10270 for the year 2007.

ARUP KUMAR DEY
Advocate
High Court, Calcutta
Enr. No WB/1515/03

And whereas One Urmila Ghosh had owned All That the piece or parcel of land measuring 26 Cottah 9 Chittack 41 Square Feet (0.44 Satak) be the same a little more or less lying and situated at Krishnapur Ghoshpara, Post Office- Krishnapur, Police Station- Rajarhat, Kolkata-700102, District-North 24 Parganas, Ward No. 16, R.S. Dag Nos. 3176, 3177 and 3178, R.S. Khatian No. 552, J.L. No.17, R.S. No.180, Touzi No.228/229, Mouza -Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat- Gopalpur Municipality.

And whereas The sad Urmila Ghosh died intestate on 05.03.1963 leaving behind her only two daughters namely Srimati Debalamoyee Mallick and Srimati Kamala Rani Ghosh as her legal heiresses and representatives of the aforesaid premises and her husband Manik Ghosh also pre-deceased her.

And whereas The said Debalamoyee Mallick and Kamala Rani Ghosh became the absolute and lawful owners of the entire land mentioned above.

And whereas thereafter Kamala Rani Ghosh by a Deed of Conveyance dated 09.07.1982 sold, transferred and conveyed her share in R.S. Dag No.3177 land measuring 10 Cottah 4 Chittack 25 Square feet unto and in favour of Sri Dulal Chandra Mallick, and the same was duly registered before the Office of Sub Registrar, Cossipore, Dum Dum and recorded in Book No.I, Volume No.302, Pages from 61 to 69, being No.6520 for the year 1982. After the aforesaid sale the land measuring 1 Cottah 8 Chittack in R.S. Dag No.3178 was kept unto herself for her absolute use and occupation.

And whereas after the sale of share of Kamala Rani Ghosh the remaining portion in R.S. Dag No.3177 land measuring 10 Cottah 4 Chittack 25 Square feet belonged to Debalamoyee Mallick by way of inheritance and the said Debalamoyee Mallick mutated her name in the records of Rajarhat Gopalpur Municipality as absolute and lawful owner thereof.

And whereas thus being absolute owner of the aforesaid property while seized and possessed of the same the said Debalamoyee Mallick by a duly executed Deed of Conveyance dated 15th October, 2007 sold, transferred and conveyed All That the piece or parcel of land measuring 10 Cottah 4 Chittack 25 Square feet (0.17 Satak) be the same a little more or less lying and situated at Krishnapur Ghoshpara, unto and in favour of Tridev Construction, and the same was duly registered before the Office of Additional District Sub Registrar Office, Bidhannagar and recorded in Book No.I, Volume No.1, Pages from 1 to 16, Being No.10271 for the year 2007.

And whereas one Urmila Ghosh had owned All That the piece or parcel of land measuring 26 Cottah 9 Chittack 41 Square Feet (0.44 Satak) be the same a little more or less lying and situated at Krishnapur Ghoshpara, Post Office- Krishnapur, Police Station- Rajarhat, Kolkata-700102, District-North 24 Parganas, Ward No. 16, R.S. Dag Nos. 3176, 3177 and 3178, R.S. Khatian No. 552, J.L. No.17, R.S. No.180, Touzi No.228/229, Mouza -Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat- Gopalpur Municipality.

And whereas The said Urmila Ghosh died intestate on 05.03.1963 leaving behind her only two daughters namely Debalamoyee Mallick and Kamala Rani Ghosh as her legal heiresses and representatives of the aforesaid premises and her husband Manik Ghosh also pre-deceased her.

And whereas The said Debalamoyee Mallick and Kamala Rani Ghosh became the absolute and lawful owners of the entire land mentioned above.

And whereas thereafter Kamala Rani Ghosh, by a Deed of Conveyance dated 09.07.1982 sold, transferred and conveyed her share in R.S. Dag No. 3176 land measuring 1 Cottah 8 Chittack and in R.S. Dag No. 3177 land measuring 10 Cottah 4 Chittack 25 Square feet (0.17 Satak) unto and in favour of Sri Dulal Chandra Mallick, duly registered before the Office of Sub Registrar, Cossipore, Dum Dum and recorded in Book No.I, Volume No.302, Pages from 61 to 69, being No.6520 for the year 1982. After the aforesaid sale the land measuring 1 Cottah 8 Chittack in R.S. Dag No.3178 was kept unto herself for her absolute use and occupation.

And whereas thereafter Dulal Chandra Mallick died intestate on 30.12.1988 leaving behind him surviving his wife Srimati Debalamoyee Mallick and five sons namely Sri Shyamal Mallick, Sri Bimal Mallick, Sri Kamal Mallick, Sri Amal Mallick and Sri Tapas Mallick and four daughters namely Srimati Arati Mallick, Srimati Malati Ghosh, Srimati Krishna Ghosh and Srimati Rina Ghosh as his legal heirs and heiresses of the said premises being piece and parcel of land measuring 11 Cottah 12 Chittack 25 Square feet more or less.

And whereas after the death of Dulal Chandra Mallick, his legal heirs being his wife, five sons and four daughters namely, (1) Srimati Debalamoyee Mallick (2) Sri Shyamal Mallick, (3) Sri Bimal Mallick, (4) Sri Kamal Mallick, (5) Sri Amal Mallick (6) Sri Tapas Mallick (7) Srimati Arati Mallick, (8) Srimati Malati Ghosh (9) Srimati Krishna Ghosh (10) Srimati Rina Ghosh became the joint owners of land in R.S. Dag No.3176 - land measuring 1 Cottah 8 Chittacks (0.250 Satak) and in R.S. Dag No.3177 - land measuring 10 Cottah 4 Chittack 25 Square feet (0.17 Satak) and Srimati Debalamoyee Mallick owned her absolute share in R.S. Dag No. 3178 -land measuring 1 Cottah 8 Chittack (0.250 Satak), all in total land measuring 13 Cottah 4 Chittack 25 Square feet and they duly mutated their names in the records of Rajarhat - Gopalpur Municipality now Bidhannagar Municipal Corporation as absolute and lawful owners thereof.

And whereas thus being joint owners of the aforesaid property while seized and possessed of the same the aforesaid property the said (1) Debalamoyee Mallick (2) Shyamal Mallick, (3) Bimal Mallick, (4) Kamal Mallick, (5) Amal Mallick (6) Tapas Mallick (7) Arati Mallick, (8) Malati Ghosh (9) Krishna Ghosh (10) Rina Ghosh by a duly executed Deed of Sale dated 15th October, 2007 sold, transferred and conveyed All That the piece or parcel of land being R.S. Dag No.3176 – land measuring 1 Cottah 8 Chittacks (0.250 Satak) and R.S. Dag No.3177–land measuring 10 Cottahs 4 Chittacks 25 Square Feet (0.17 Satak) and Srimati Debalamoyee Mallick owned her absolute share in R.S. Dag No. 3178 - land measuring 1 Cottah 8 Chittacks (0.250 Satak) all in total – land measuring 13 Cottah 4 Chittacks 25 Square feet (0.22 Satak) unto and in favour of Tridev Construction duly registered before the Office of Additional District Sub Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limit of Rajarhat – Gopalpur Municipality now Bidhannagar Municipal Corporation and recorded in Book No.I, Volume No.1, Pages from 1 to 22, Being No.10272 for the year 2007.

And whereas thus by three several Deeds of Conveyance as recited the Tridev Construction became the owner of ALL THAT the piece or parcel of land measuring 3 Cottah 0 Chittack 18 Square feet R.S. Dag No.3178, and All That the piece or parcel of land measuring 10 Cottah 4 Chittack 25 Square feet (0.17 Satak) R.S. Dag No.3177, and All That the piece or parcel of land being R.S. Dag No.3176 – land measuring 1 Cottah 8 Chittacks (0.250 Satak) and R.S. Dag No.3177 – land measuring 10 Cottahs 4 Chittacks 25 Square Feet (0.17 Satak) and Debalamoyee Mallick owned her absolute share in R.S. Dag No. 3178 - land measuring 1 Cottah 8 Chittacks (0.250 Satak) all in total – land measuring 13 Cottah 4 Chittacks 25 Square feet (0.22 Satak) R.S. Dag Nos. 3176, 3177 and 3178,

And whereas said Tridev Construction was subsequently converted to a Limited Liability Partnership Firm SHR Construction on 07.09.2017 And accordingly the Owner/Developer became the owner of the lands originally purchased by Tridev Construction.

And whereas SHR Construction LLP (formerly known as Tridev Construction) duly caused the aforesaid purchased lands amalgamated as one single premises and accordingly the Owner/Vendor herein became the joint owner of All That the piece or parcel of land measuring 26 Cottah 09 Chittack 23 Square Feet more or less in R.S. Dag Nos.3176, 3177 & 3178.

Certificate:

I hereby certified that the property owner SHR Construction LLP's title appears to be clear and marketable.


ARUP KUMAR DEY
 Advocate
 High Court, Calcutta
 Signature of the Advocate
 ENR. NO. WB/1515/03

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

Date of Application: 16-01-2023

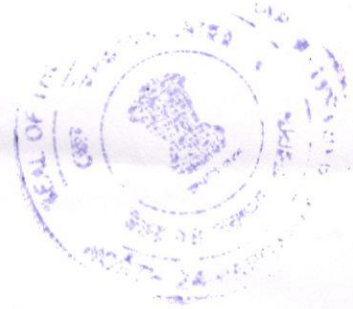
Serial No of Application	1501004374/2023	Search No	1501004374/2023
Search for the Years	From 2010 To 2023	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Krishnapur, , Plot No: RS- 03176		
From whom Received	M Seth		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found


(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

DR/DSR/ADSR. Barasat./B/Nagar/Rajarhat
Please allow the applicant to search
the documents for the year.. 2010. .
to..2023..full date.

Y
For A. D. S. R. (Records)
North 24-Pargana




Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
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Search for the Years	From 2010 To 2023	Record Available	From 13/07/2009 onwards
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From whom Received	M Seth		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 13 /-	

Search Result: No Record Found


(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



B.S. Teridue Co. Andey (Pvt) Ltd

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN BB 407449

Receipt for Fees Deposited for Search or Inspection

Number of application 3248

of application 161113

Search for the year (s) 2010-23

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

Name of person or property to be searched M

Description of document -

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

..... P 3176 K 552

Name of person from whom received M. S. S. S.

Fees paid under Article —

(i)

(ii)

30/-

..... Registrar of