

DEBES KUMAR MISRA, M.A., B.Com. LL.B.
Advocate, High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086
Mobile : 9830236148

Dated : 02.03.2023

SEARCH REPORT

Re : ALL THAT piece and parcel of a plot of 'Bastu' land measuring an area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement whereon a new Ground plus Four storied building with Lift facility shall be erected as per sanctioned building Permit No. 2022120238 dated 30.07.2022 duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian No. 2626, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, being Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas.

PRESENT OWNER :

SMT. RINKU NANDY, wife of Sri Mrinmoy Nandy, presently residing at Flat No. 06, 2nd Floor, 1380, Nayabad, P.O. Mukundapur, P.S. Panchasayar, Kolkata – 700 099, permanently residing at Mandir Bakul Tala, Village – Gurap, District - Hooghly, Thana - Gurap, Pin – 712303, West Bengal.

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 Addl. Registrar of Assurances, Kolkata from 2005 to 02.03.2023 and I have gone through the Title Deed, Link Deeds, K.M.C. & B.L. & L.R.O. Mutation Certificate, Conversion Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

WHEREAS one Sukumar Mondal, since deceased, son of Late Promode Krishna Mondal alongwith other persons, as being Defendants as per the Title Suit No. 16 of 1941 in the Court of the Ld. 3rd Court of the Subordinate Judge at Alipore, 24 Parganas and its Final Decree, the said Sukumar Mondal, since deceased, as being the only legal heir and/or successor of the deceased Promode Krishna Mondal got his absolute ownership, possession over and upon the land measuring more or less

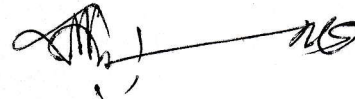

Advocate

6.66 Acres lying and situated at Mouza - Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now Panchasayar, within the limits of The Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R.III at Alipore, in the District South 24 Parganas.

AND WHEREAS during peaceful enjoyment, occupation and possession over the said property, the said Sukumar Mondal, since decease, duly recorded his name in the Revisional Survey Settlement Record Operation comprising in the R.S. Khatian No.113, within Mouza - Nayabad, J.L. No. 25, comprised in the total land measuring more or less 6.75 Acres appertaining in R.S. Dag Nos. 201, 202, 203, 204 & 205 alongwith many other lands in various dags therein and R.S. Parcha had duly been published in his name.

AND WHEREAS thereafter the said Sukumar Mondal during his life time disposed, conveyed and assigned and assured some portions of the landed property and remaining portion of the said landed property measuring more or less 6 Acres while he was peacefully seized and possessed of the same he died intestate on 14.09.2001 leaving behind him surviving his three sons namely Indra Nath Mondal, since deceased, Chandra Nath Mondal, since deceased and Debnath Mondal, as his only legal heirs and successors to inherit the said landed property with the provisions of the Hindu Succession Act, 1956 and each having got 2 (Two) Bighas of demarcated land and each of the party had been enjoying their respected and individual demarcated property without any interruptions and hindrances from other co-sharers as the other co-sharers had also been enjoying their demarcated share of property without any interruptions from other co-sharers.

AND WHEREAS thus the said Sri Debnath Mondal, son of Late Sukumar Mondal, had been seizing and possessing his demarcated individual landed property lying and situated at Mouza - Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now Panchasayar, Pargana - Khaspur, J.L. No. 25, R.S. No.3, Touzi No.56, under R.S. Khatian No. 113, comprised in R.S. Dag Nos. 201, 202, 203, 204 & 205, within the limits of the Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R. III at Alipore, in the District South 24 Parganas without any claim, demand, attachments, encumbrances whatsoever from any corner.

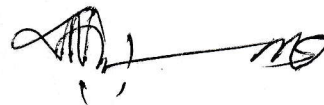


AND WHEREAS while seized and possessed of the aforesaid property, the said Sri Debnath Mondal, as the Donor gifted and transferred a plot of land measuring more or less 5 (Five) Cottahs 10 (Ten) Chittacks lying and situated at Mouza- Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now P.S. Panchasayar, Pargana - Khaspur, J.L. No. 25, R.S. No.3, Touzi No.56, under R.S. Khatian No. 113, comprised in R.S. Dag Nos. 204, within the limits of the Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R.III at Alipore, in the District South 24 Parganas, by virtue of a registered Deed of Gift dated 13.04.2015 which was duly registered in the Office of the D.S.R. III at Alipore, recorded in Book No.1, CD Volume No.7, Pages 2089 to 2103, Being No. 02799 for the year 2015 unto and in favour of his wife Smt. Ruma Mandal, as the Donee. But at the time of registration of the aforesaid Deed of Gift, the Dag Number had been erroneously mentioned as '205' in lieu of Dag No.204 which was needed to be recorded as R.S. Dag No. 204 and for which the said Debnath Mondal as the Donor again executed and registered the Deed of Gift unto and in favour of his wife.

AND WHEREAS by virtue of a registered Deed of Gift dated 22.06.2015, registered in the Office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.4179 for the year 2015, said Sri Debnath Mondal donated the said plot of land measuring an area of 5 (Five) Cottahs 10 (Ten) Chittacks togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of his wife Smt. Ruma Mondal, as the Donee mentioned therein.

AND WHEREAS thereafter the said Smt. Ruma Mondal recorded her name in the record of The Kolkata Municipal Corporation in respect of her aforesaid property known and numbered as K.M.C. Premises No. 69/1, Nayabad, being Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094 and she has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land and property.

AND WHEREAS by virtue of a registered Deed of Sale dated 23.09.2019, registered in the Office of District Sub-Registrar - V, Alipore, South 24 Parganas and entered into Book No.1, Volume No.1630-2019, at Pages 94560 to 94591, Deed No. 163002383 for the year 2019, said Smt.



Ruma Mondal, sold, conveyed, transferred, assigned and granted her aforesaid plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. standing thereon situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas in favour of the previous Owners namely (1) Sri Swapan Majumder, son of Amulya Majumder, residing at 1361, Bikash Guha Colony, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099 and (2) Sri Bivas Das, son of Gosta Dulal Das, residing at 16A, Purba Diganta, 3rd Floor, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075 for a valuable consideration as mentioned therein.

AND WHEREAS after purchase said Sri Swapan Majumder and Sri Bivas Das mutated and recorded their names jointly in respect of their entire purchased land and property in the record of The Kolkata Municipal Corporation, Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, under P.S. Panchasayar, Kolkata – 700 094 in the District of South 24-Parganas and had been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS subsequently said Sri Swapan Majumder and Sri Bivas Das filed two separate applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department after physical inspection and also after verifying all the papers and documents mutated their above mentioned land in the L.R. Record of Right comprising in L.R. Dag No. 204, under L.R. Khatian No. 2575, in the name of said Sri Swapan Majumder having land area 0.0446 Acres (land share – 0.637) and under L.R. Khatian No. 2576, in the name of said Sri Bivas Das having land area 0.0446 Acres (land share – 0.637) and thereafter said Sri Swapan Majumder and Sri Bivas Das applied for necessary conversion of the said land from 'Shali' to 'Bastu' before the concerned authority.

AND WHEREAS before getting the conversion certificate due to urgent necessities of money, said Sri Swapan Majumder and Sri Bivas Das declared to sell their aforesaid land and property and the

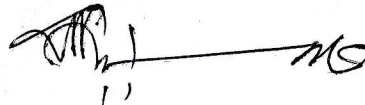


present Owner herein as the Purchaser namely Smt. Rinku Nandy purchased the said property measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. standing thereon situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas by virtue of a registered Deed of Conveyance dated 05.01.2022, registered in the Office of District Sub-Registrar - V, Alipore, South 24-Parganas and entered into Book No.1, Volume No.1630-2022, Pages from 16539 to 16572, Being No. 16300146 for the year 2022.

AND WHEREAS after purchase Smt. Rinku Nandy, the present Owner herein mutated and recorded her name in respect of her aforesaid purchased land and property in the record of The Kolkata Municipal Corporation, Ward No.109, known as K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0, under P.S. Panchasayar, Kolkata – 700 094 in the District of South 24-Parganas and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS subsequently the present Owner mutated her name in the record of B.L. & L.R.O. comprising in L.R. Dag No. 204, under new L.R. Khatian No. 2626, (arising out of previous L.R. Khatian Nos. 2575 & 2576) having land area 0.0892 Acres (land share – 0.1274) and thereafter collected the necessary Conversion Certificate of the said land from ‘Shali’ to ‘Bastu’ in the name of the said previous Owners vide Conversion Case No. CN/2021/1630/1703 in the name of Sri Swapan Majumder and Conversion Case No. CN/2021/1630/1702 in the name of Sri Bivas Das.

AND WHEREAS thus the present Owner herein becomes the absolute owner of the said plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian No. 2626, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.


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109, known as K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas and the entire property as described in the and the present Owner is in possession and has been enjoying her absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the present Owner thereafter decided to develop the said land by constructing a Ground plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have decided to do the same by appointing a Developer, who is financially and technically sound to construct a Ground plus Four storied building with lift facility upon the aforesaid property as per the new sanction building plan to be sanctioned from The Kolkata Municipal Corporation at the cost of the Developer.

AND WHEREAS accordingly the present Owner herein entered into a registered Development Agreement along with Development Power of Attorney dated 08.03.2022, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2022, Pages from 87492 to 87536, Deed No. 160402350 for the year 2022, with a Developer namely “Abasan Kolkata”, a Partnership firm, having its present registered office at 9, Rupanjali Park (979, Kalikapur Road), Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata – 700099, represented by its partners namely (1) Sri Pradip Kumar Dey, son of Late Harendra Lal Dey, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata – 700 078 and (2) Sri Sanjeet Kumar Roy, son of Sri Rabindra Prasad Roy, residing at 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700 099, District – South 24-Parganas, in respect of the above mentioned Premises and in the said registered Development Agreement the entire Developer’s Allocation and also the entire Owner’s Allocation have been properly described.

AND WHEREAS subsequently the said Developer has taken sanction of a Ground plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, Vide sanctioned building Permit No. 2022120238 dated 30.07.2022 and now the Developer is developing the entire Premises through its Developer-Firm namely “Abasan Kolkata” and erecting the building thereon.



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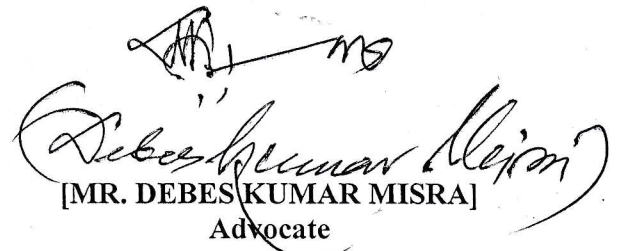
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During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2005 to 02.03.2023, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property 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.

Two search Receipt Nos. (i) REGN-BB-152470 dated 15.02.2023, issued by D.R. office at Alipore and (ii) REGN-O-365575 dated 17.02.2023 issued by R.A. Kolkata are enclosed herewith.


[MR. DEBES KUMAR MISRA]
Advocate

No. REGN BB 152470

Receipt for Fees Deposited for Search or Inspection

F

Serial Number of application..... 4970

Date of application 15/12/23

Search for the year (s) 2005 - 2023

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

DR + SA Sealdah

Name of person or property to be searched II P.No - 69/1

Nature of document Nayab and Ward - 109, Col 9P

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) P.J. Panchasayar

From whom received D.K. Mishra (Adv)

Fees paid under Article - 40/-

pp) (i)

idg) (ii)

(2)



Registrar of

No. REGN O 365575

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Number of application..... 16275

..... 17/2/23

..... 2005-23

..... 2A KM

..... 2

..... Page

..... sale

..... office

..... 69/1, Nayabad

(a).....

(b).....

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..... D. K. Misra

..... Registrar of.....

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