

SOMESH MISHRA
Advocate, High Court, Kolkata

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

Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086
Mobile : 9051446430
Email: mishrasomesh08@gmail.com

Dated : 03.07.2023

SEARCH REPORT

Re : All that piece and parcel of a Rayati land measuring an area of 05 (Five) Cottahs 06 (Six) Chittacks 13 (Thirteen) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian No.2680, known as KMC Premises No.3875, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata – 700099.

PRESENT OWNER:

M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED, a company incorporated under the Indian Companies Act, 1956, having CIN of the company U45500WB2016 PTC218446 having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL**, son of Sri Santi Ranjan Paul, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107.

I have caused the necessary searches the above mentioned property in the office of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2010 to 03.07.2023 and I have gone through the Title Deed, Link Deed, K.M.C. Record, B.L.& L.R.O. Mutation, sanctioned building plan etc. My search report is as follows :-

WHEREAS one Sri Bhupati Porel, son of Late Ramesh Porel, of Nayabad, was the absolute owner of a big plot of land situated in Mouza-Nayabad, J.L. No.25, Touzi No.75, R.S. No.3, comprising in R.S. Dag No.161, under R.S. Khatian No.75 and during Revisional Settlement Operation the name of the said Sri Bhupati Porel, was recorded and published in the R.S. Record of Right.


Advocate

AND WHEREAS by virtue of a registered Deed of Sale dated 13.08.1975, registered in the office of the Sub-Registrar, at Alipore and entered into Book No. I, Volume No.120, at Pages 128 to 132, Being No.4252 for the year 1975, said Sri Bhupati Porel, sold, conveyed, transferred, assigned and granted one demarcated plot of land measuring an area of 1 (One) Bigha situated in Mouza-Nayabad, J.L. No.25, Touzi No.75, R.S. No.3, comprising in R.S. Dag No.161, under R.S. Khatian No.75, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, in favour of one Sri Nirapada Dhara, son of Late Rajen Dhara, of Nayabad, District-South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Sale dated 18.10.1982, registered in the office of the District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.363, at pages 240 to 244, Being No.14198 for the year 1982, one Nandan Dutta, since deceased purchased a plot of land including common passage area measuring 3 (Three) Cottahs situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.161, under R.S. Khatian No.75, being Scheme Plot No.P-1, District – South 24 Parganas, togetherwith all easement rights from the said previous Owner namely Sri Nirapada Dhara, son of Late Rajen Dhara, residing at Nayabad, presently P.S. Panchasayar, Kolkata.

AND WHEREAS said Nandan Dutta, died intestate on 02.06.2000, leaving behind his wife, one son and one daughter namely (1) Smt. Madhumita Dutta, (2) Sri Soham Dutta, and (3) Sohini Dutta, to inherit the above mentioned plot of land as per Hindu Succession Act, 1956.

AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right vide L.R.



Dag No. 161 of Mouza- Nayabad, J.L. No.25.

AND WHEREAS said (1) Smt. Madhumita Dutta, (2)Sri Soham Dutta, and (3) Sohini Dutta, mutated and recorded their land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.2639 (issued in the name of Madhumita Dutta), L.R. Khatian No.2638 (issued in the name of Soham Dutta) and also L.R. Khatian No.2640 (issued in the name of Sohini Dutta) of L.R. Dag No.161 of Mouza-Nayabad, J.L. No.25.

AND WHEREAS said (1) Smt. Madhumita Dutta, (2)Sri Soham Dutta, and (3) Sohini Dutta, recorded their names in the record of the KMC known as **KMC Premises No.3874, Nayabad, within the KMC Ward No.109**, Assessee No.31-109-08-9885-5, within the P.S. Panchasayar, Kolkata – 700099.

AND WHEREAS thereafter said (1) Smt. Madhumita Dutta, (2)Sri Soham Dutta, and (3) Sohini Dutta, converted their land from “Shali” to “Bastu” from the Ld. B.L. & L.R.O. from Kolkata vide Conversion Case No.CN/2022/1630/749 and Memo No.17/682/BLLRO/KOL/ 2022 dated 07.03.2022 (issued in the name of Madhumita Dutta) **AND** Conversion Case No.CN/2022/1630/746 and Memo No.17/680/BLLRO/KOL/2022 dated 07.03.2022 (issued in the name of Soham Dutta) **AND** Conversion Case No.CN/2022/1630/748 and Memo No.17/681/ BLLRO/KOL/2022 dated 07.03.2022.

AND WHEREAS said (1) Smt. Madhumita Dutta, (2)Sri Soham Dutta, and (3) Sohini Dutta, are the joint owners of a plot of land measuring an area of **02 (Two) Cottahs 11 (Eleven) Chittacks 06 (six) Sq.ft. as per present physical measurement** being Scheme Plot No.P-1, **situated at Mouza - Nayabad, J.L. No. 25**, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, **comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian Nos.2639, 2638 and 2640,**

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known as **KMC Premises No.3874, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9885-5, within the P.S. Panchasayar, Kolkata – 700099.**

AND WHEREAS by virtue of A registered Deed of Sale dated 15.03.2022, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.2644 for the year 2022 the present Land owner herein purchased the said plot of land measuring an area of 02 (Two) Cottahs 11 (Eleven) Chittacks 06 (six) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian Nos.2639, 2638 and 2640, known as KMC Premises No.3874, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9885-5, within the P.S. Panchasayar, Kolkata – 700099 from the previous Owners namely (1) Smt. Madhumita Dutta, wife of Late Nandan Dutta, (2) Sri Soham Dutta, son of Late Nandan Dutta and (3) Sohini Dutta, daughter of Late Nandan Dutta all residing at 235/B/1, Shree Ram Kutir Building, Flat No.3F, NSC Bose Road, P.S. Patuli, Kolkata – 700047.

AND WHEREAS by virtue of a registered Deed of Sale dated 18.10.1982, registered in the office of the District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.363, at pages 250 to 254, Being No.14200 for the year 1982, one Sri Nilanjan Dutta, purchased a plot of land including common passage area measuring 3 (Three) Cottahs situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.161, under R.S. Khatian No.75, being Scheme Plot No.P-2, District – South 24 Parganas, togetherwith all easement rights from the said previous Owner namely Sri Nirapada Dhara, son of Late Rajen Dhara, residing at Nayabad, presently P.S. Panchasayar, Kolkata.

AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area



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and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No. 161 of Mouza- Nayabad, J.L. No.25.

AND WHEREAS said Sri Nilanjan Dutta mutated and recorded his land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.2637 of L.R. Dag No.161 of Mouza-Nayabad, J.L. No.25.

AND WHEREAS said Sri Nilanjan Dutta recorded his name in the record of the KMC known as **KMC Premises No.3875, Nayabad, within the KMC Ward No.109,** Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata – 700099.

AND WHEREAS thereafter said Sri Nilanjan Dutta converted his land from “Shali” to “Bastu” from the Ld. B.L. & L.R.O. from Kolkata vide Conversion Case No.CN/2022/1630/750 (Memo No.17/739/concertificate/BLLRO/KOL/2022 dated 08.03.2022).

AND WHEREAS by virtue of a registered Deed of Sale dated 15.03.2022, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.2643 for the year 2022, the present land owner herein again purchased a plot of land measuring an area of 02 (Two) Cottahs 11 (Eleven) Chittacks 07 (Seven) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian No.2637, known as KMC Premises No.3875, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata – 700099 from the previous Owner namely Sri Nilanjan Dutta, son of Late Nirupam Kanti Dutta, residing at 63, Bosepukur Purba Para, P.O. EKTP, Kolkata – 700107.

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AND WHEREAS thereafter the present land Owner herein recorded the both plots of land into one compact plot of land in the record of the KMC known as KMC Premises No.3875, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata – 700099 and also recorded the name in the record of the B L & L R O vide L.R. Khatian No.2680 of Mouza-Nayabad, J.L. No.25.

AND WHEREAS the OWNER has taken the sanction of a Ground Plus Four Storied building vide Building Permit No.2022120178 dated 07.02.2022 from the KMC.

During investigation the available records of the above mentioned property from D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2010 to 03.07.2023, no adverse entry is found in respect of the property. so in my opinion the above mentioned property is free from all encumbrances, charges, liabilities liens and lispendents, attachments of any kind whatsoever and the said property is absolutely charge free.

I also hereby certify that the above mentioned property has a marketable title and free from all encumbrances.

Two search Receipt Nos. REGN-BB-406360 issued by D.R. Alipore dated 23.06.2023 and also REGN-BB-102899 issued by RA Kolkata dated 23.06.2023.


(SOMESH MISHRA)
ADVOCATE

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA



No. REGN BB 406360

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 17660

Date of application 23/6/23

Search for the year (s) 20/0-23

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

Name of person or property to be searched

Nature of document 3875, Nayabad

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

From whom received S. Mi Sza

Fees paid under Article — 20/-

- (1) (i)
- (2) (ii)
- (2)



No. REGN BB 102899

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 45789

Date of application 23/6/77

Search for the year (s) 2011-23

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

Name of person or property to be searched *pr*

Nature of document *h*

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 3875 Mayabud

From whom received *S. M...*

Fees paid under Article — 147

..... Registrar of *[Signature]*