

S.PRANOYSHUBHRA

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1st Floor, Room No.3
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March 15, 2024

TO WHOM IT MAY CONCERN

Re: Premises No.34, Roypur (postal address being No.P-50, Raipur), Police Station Patuli (formerly Jadavpur), Kolkata 700084 in Ward No.101 of the Kolkata Municipal Corporation (hereinafter referred to as "**the said Premises**").

As per instructions, I have caused specific searches at the following offices in respect of the aforesaid Premises:

A. Registration Offices

Searches caused in Index-II at following Registration Offices in respect of the aforesaid Premises in the following offices:

- a) Additional Registrar of Assurances-I, Kolkata;- for the years 2002 to 2024
- b) Additional Registrar of Assurances-II, Kolkata; for the years 2019 to 2024
- c) Additional Registrar of Assurances-III, Kolkata; for the years 2019 to 2024
- d) Additional Registrar of Assurances-IV, Kolkata; for the years 2015 to 2024
- e) District Sub-Registrar-I, South 24 Parganas; for the years 2003 to 2024
- f) District Sub-Registrar-II, South 24 Parganas; for the years 2019 to 2024
- g) District Sub-Registrar-III, South 24 Parganas; for the years 2019 to 2024
- h) District Sub-Registrar-IV, South 24 Parganas; for the years 2019 to 2024
- i) District Sub-Registrar-V, South 24 Parganas; for the years 2019 to 2024
- j) Additional District Sub-Registrar, Alipore; for the years 2003 to 2024 (i.e. till the time of my causing searches).

Present Owners: (1) Biplab Ganguly,
(2) (Smt.) Rekha Moitra,
(3) (Smt.) Minati Chakraborty and
(4) (Smt.) Papiya Chakraborty

TITLE

- A. The Present Owners are seized and possessed of and/or otherwise well and sufficiently entitled to as the joint and absolute owners to **ALL THAT** the piece and parcel of homestead land, containing an area of 4(four) Cottahs more or less, situate lying at L.O.P No.50 and being C.S.Plot No.1265 (P) in Mouza-Raipur, J.L.No.33, in the Police Station- Patuli (formerly-Jadavpur), in the District of South 24 Parganas and comprised in Premises No.34, Roypur (postal address being No.P-50, Raipur), Kolkata-700084, within the limits of the Kolkata Municipal Corporation, Ward No.101, absolutely and forever.
- B. The name of the Present Owners have been and continues to be recorded as the Land owners (bearing Assessee No. 311012200345) of the said Premises in the records of the Kolkata Municipal Corporation.

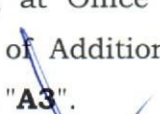
SEARCHES

It may be noted that while causing to be made searches, registration of document, which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Search Receipts are annexed hereto in originals as follows:

Original Receipts, bearing Search No.1901008793/2024, dated 11th March 2024, issued for Index II searching at Office of Additional Registrar of Assurances-I, Kolkata issued by the Office of Additional Registrar of Assurances-I, Kolkata is annexed hereto and marked as "**A1**".

Original Receipts, bearing Search No.1902008531/2024, dated 11th March 2024, issued for Index II searching at Office of Additional Registrar of Assurances-II, Kolkata issued by the Office of Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "**A2**".

Original Receipts, bearing Search No.1903006163/2024, dated 11th March 2024, issued for Index II searching at Office of Additional Registrar of Assurances-III, Kolkata issued by the Office of Additional Registrar of Assurances-III, Kolkata is annexed hereto and marked as "**A3**".



Original Receipts, bearing Search No.1904007224/2024, dated 13th March 2024, issued for Index II searching at Office of Additional Registrar of Assurances-IV, Kolkata issued by the Office of Additional Registrar of Assurances-IV, Kolkata is annexed hereto and marked as "**A4**".

Original Receipt, bearing No.1601003060/2024, dated 12th March 2024 for Index II searching at District Registrar-I, South 24 Parganas issued by District Registrar-I, South 24 Parganas is annexed hereto and marked as "**B1**"

Original Receipt, bearing No.1602003591/2024, dated 13th March 2024 for Index II searching at District Registrar-II, South 24 Parganas issued by District Registrar-II, South 24 Parganas is annexed hereto and marked as "**B2**"

Original Receipt, bearing No.1603004977/2024, dated 12th March 2024 for Index II searching at District Registrar-III, South 24 Parganas issued by District Registrar-III, South 24 Parganas is annexed hereto and marked as "**B3**"

Original Receipt, bearing No.1604004594/2024, dated 13th March 2024 for Index II searching at District Registrar-IV, South 24 Parganas issued by District Registrar-IV, South 24 Parganas is annexed hereto and marked as "**B4**"

Original Receipt, bearing No.1630002512/2024, dated 13th March 2024 for Index II searching at District Registrar-V, South 24 Parganas issued by District Registrar-V, South 24 Parganas is annexed hereto and marked as "**B5**"

Original Receipt, bearing No.1605001694/2024, dated 12th March 2024 for Index II searching at Additional District Sub-Registrar, Alipore issued by Additional District Sub-Registrar, Alipore is annexed hereto and marked as "**C**"

All those documents found during searches at the office of Additional Registrar of Assurances-II and Additional Registrar of Assurances-III, Kolkata are relevant documents.



COMMENT

I would like to mention that the searches undertaken by me do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues, and relate to encumbrances affecting the title and created by those act of parties which requires, under law, a corresponding record for the public in general at the offices at which I have caused to be made the searches as aforesaid.

No other document has been found during the course of the Searches conducted as aforesaid and accordingly based on such searches and your representation as aforesaid, I am of the view that Biplab Ganguly, (Smt.) Rekha Moitra, (Smt.) Minati Chakraborty and (Smt.) Papiya Chakraborty are the joint and absolute owners of the said Premises and they have a marketable title to the said Premises.


Advocate

Enclosure

- i. Annexure 'A1-A4-1'
- ii. Annexure 'B1-B5'
- iii. Annexure 'C'

A-1

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 11-03-2024

Serial No of Application	1901008793/2024	Search No	1901008793/2024
Search for the Years	From 2002 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: ROYPUR		
From whom Received	D D		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 22 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



A-2

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 11-03-2024

Serial No of Application 1902008531/2024 **Search No** 1902008531/2024
Search for the Years From 2019 To 2024 **Record Available** From 10/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Road: ROYPUR
From whom Received D DAS
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 34, Road: ROYPUR, , Ward: 101	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : Khatian:	Area of Land : 6.6 decimal (4 Katha) Area of Structure: 500 Sq Ft
Deed Details :		Deed No: I-190200313/2022, Query No: 19022000075377/2022, Serial No: 1902000361/2022, Page: 21085 - 21140, Date of Registration: 15/01/2022, Date of Completion: 29/01/2022,		
2	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 34, Road: ROYPUR, , Ward: 101	Property Type: Land Transaction: [0139] Sale, Development Power of Attorney	Plot No : Khatian:	Area of Land : 6.6 decimal (4 Katha) Area of Structure: 500 Sq Ft
Deed Details :		Deed No: I-190200314/2022, Query No: 19022000111284/2022, Serial No: 1902000362/2022, Page: 21141 - 21182, Date of Registration: 15/01/2022, Date of Completion: 29/01/2022,		
3	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 230, Road: ROYPUR, , Ward: 099, Floor No : 1, Flat No : 201	Property Type: Apartment Transaction: [0802] Release, Reconveyance by Govt in f/o Govt Employee	Plot No: Khatian: 0	Flat/Apartment: 660 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-190200942/2021, Query No: 19022000318443/2021, Serial No: 1902001000/2021, Page: 71187 - 71198, Date of Registration: 11/02/2021, Date of Completion: 25/02/2021,		
4	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 1/90, Road: ROYPUR, , Ward: 096, Floor No : 4, Flat No : 4A	Property Type: Apartment Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: Khatian: 0	Super Build Area: 864 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-190200210/2024, Query No: 19022000024059/2024, Serial No: 1902000222/2024, Page: 23654 - 23671, Date of Registration: 06/01/2024, Date of Completion: 20/01/2024,		
5	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 179, Road: ROYPUR, , Ward: 096, Floor No : 4, Flat No : 4B	Property Type: Apartment Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: Khatian: 0	Super Build Area: 864 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-190200211/2024, Query No: 19022000048467/2024, Serial No: 1902000226/2024, Page: 23672 - 23690, Date of Registration: 06/01/2024, Date of Completion: 20/01/2024,		
6	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 1/90, Road: ROYPUR, , Ward: 096, Floor No : 0	Property Type: Apartment Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: Khatian: 0	Area of Covered Garage: 100 sq.ft.
Deed Details :		Deed No: I-190200211/2024, Query No: 19022000048467/2024, Serial No: 1902000226/2024, Page: 23672 - 23690, Date of Registration: 06/01/2024, Date of Completion: 20/01/2024,		



(Mr. Satyajit Biswas)

A.P.A. - II KOLKATA

OFFICE OF THE A.P.A. - II KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

A-3

Date of Application: 11-03-2024

Serial No of Application 1903006163/2024 **Search No** 1903006163/2024
Search for the Years From 2019 To 2024 **Record Available** From 01/01/1900 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: ROYPUR
From whom Received D Das
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 34, Road: ROYPUR, , Ward: 101, Floor No : 3, Flat No : B 3	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Flat/Apartment: 1000 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-190300778/2023, Query No: 19032000244491/2023, Serial No: 1903000814/2023, Page: 33780 - 33812, Date of Registration: 10/02/2023, Date of Completion: 13/02/2023,		
2	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 34, Road: ROYPUR, , Ward: 101, Floor No : 0, Flat No : B 3	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-190300779/2023, Query No: 19032000244575/2023, Serial No: 1903000815/2023, Page: 33813 - 33833, Date of Registration: 10/02/2023, Date of Completion: 13/02/2023,		

(Mr Samar Kumar Pramanick)

A.R.A. - III KOLKATA

OFFICE OF THE A.R.A. - III KOLKATA



A-4

Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-03-2024

Serial No of Application	1904007224/2024	Search No	1904007224/2024
Search for the Years	From 2015 To 2024	Record Available	From 29/08/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Road: ROYPUR		
From whom Received	S D DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 9/-	

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA

B1

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

Date of Application: 12-03-2024

Serial No of Application	1601003060/2024	Search No	1601003060/2024
Search for the Years	From 2003 To 2024	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: ROYPUR		
From whom Received	D DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result: No Record Found

(Mr Md Tabis Ansari)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



B2

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

Date of Application: 13-03-2024

Serial No of Application	1602003591/2024	Search No	1602003591/2024
Search for the Years	From 2019 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: ROYPUR		
From whom Received	D Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	
Search Result:	No Record Found		

(Mr Suman Basu)
D.S.R. - I I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)

B-3

Receipt for fees deposited for Search

Form - 1556

Date of Application: 12-03-2024

Serial No of Application	1603004977/2024	Search No	1603004977/2024
Search for the Years	From 2019 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: Raipur Road		
From whom Received	D Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	
Search Result:	No Record Found		

(Mr Debasish Dhar)

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



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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: 12-03-2024

Serial No of Application	1604004594/2024	Search No	1604004594/2024
Search for the Years	From 2019 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: Raipur Road		
From whom Received	D Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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

Date of Application: 13-03-2024

Serial No of Application	1630002512/2024	Search No	1630002512/2024
Search for the Years	From 2019 To 2024	Record Available	From 24/11/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: ROYPUK		
From whom Received	D DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found

(Mr Jaideb Pal)

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



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

Handwritten mark

Date of Application: 12-03-2024

Serial No of Application	1605001694/2024	Search No	1605001694/2024
Search for the Years	From 2003 To 2024	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 34, Road: ROYPUR		
From whom Received	Mr S Maity		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result: No Record Found



(Ms MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE