

Date 23.03.2021

**TO WHOM IT MAY CONCERN**

I have caused the searches made as per available records in various registration offices in respect of All That land measuring 5 Cottah more or less comprised in Mouza – Rajapur, J.L. No. – 8, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103 within the limits of Kolkata Municipal Corporation at present being Municipal Premises No 242/1 Rajapur East , Police Station - Survey Park, Kolkata 700075 along with right to use 20 ft 3 inches wide road with all easement right held and owned by MR TAPAS KUMAR BANERJEE (PAN NO ADPPB2151H) son of Late Ganesh Chandra Banerjee, by Religion - Hindu, By Occupation – Retired Serviceman, residing at 27 New Tollygunge, P.O – Purba Putiary, P.S-Regent Park, Kolkata – 700093 and the said aforesaid property is butted and bounded as follows :

ON THE NORTH : By 6.150 Meter wide K.M.C Passage

ON THE SOUTH : By Dag No 981

ON THE EAST : By Premises No 242 Rajapur East

ON THE WEST : By Dag No 973

Before giving the result the of the searching made a brief history aforesaid property is given below:

WHEREAS one Ganesh Chandra Banerjee became the owner of All That land measuring 23 Decimal ( 13 Cottah 14 Chittacks ) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag

*Indrajit Sen*  
Adv

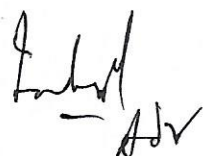
Date 23.09.2021.....

No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation by virtue of a registered deed of conveyance and which was executed on 03/05/1968 and the same was Registered before the Sub-Registrar at Alipore District 24 Parganas and recorded in Book No – I, Volume No – 53, Pages 132 to 136, Being No – 2841, for the year 1968 and herein after referred to as the said Property.

AND WHEREAS the said Ganesh Chandra Banerjee got his name mutated in the records of Kolkata Municipal Corporation in respect of the said property and the said property is known and numbered as Premises No – 242 Rajapur East.

AND WHEREAS the said Ganesh Chandra Banerjee during his lifetime executed a deed of gift on 14.12.1984 in favour of his son Tapas Kumar Banerjee in respect of all that land measuring 11.5 Decimal ( 6 Cottah 15 Chittacks ) more or less out of the Total land measuring 23 Decimal ( 13 Cottah 14 Chittacks ) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation being the Portion of 242 Rajapur East by executing a Deed of Gift in favour of his son Tapas Kumar Banerjee in the said Deed of Gift was duly registered before the District Sub-Registrar Alipore and the same was recorded in Book No – I, Volume No 68 , Pages 31 to 37 , Being No 5890 , for the year 1984.

AND WHEREAS thus the said Tapas Kumar Banerjee became the owner of All That land measuring 11.5 Decimal ( 6 Cottah 15 Chittacks ) more or less out of the Total land measuring 23 Decimal ( 13 Cottah 14 Chittacks ) more or less comprised

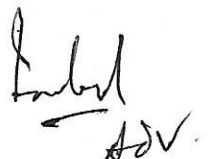
  
- Adv

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in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, being the portion of 242 Rajapur East, within the limits of Kolkata Municipal Corporation free from all encumbrances.

That the said Tapas Kumar Banerjee got his name mutated in the records of Kolkata Municipal Corporation in respect of All That land measuring 5 Cottah 00 Chittacks more or less as 1 cottah 15 chittaks has been curved out for the road comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, now numbered as Municipal premises no 242/1 Rajapur East within the limits of Kolkata Municipal Corporation and paying rates and taxes uptodate and is seized and possessed of the said land.

AND WHEREAS the aforesaid owner with a view to develop their said land by constructing a residential building, was searching for a reputed Developer who will construct multistoried building thereon at his/her/their own costs and expenses and by the implementation of its skill and knowledge and thus for the aforesaid purpose the owner herein entered into an **Agreement For Development And Power Of Attorney** on 11.06.2019 with the M/S. VENUS CONSTRUCTION, a Proprietorship firm having its office at B/3, East Rajapur, Santoshpur, P.S. Purba Jadavpur, Kolkata – 700 075, held and owned by its Proprietor, Sri Bijoy Halder, son of Late Nemai Halder, by occupation – Business, residing at A/17/1, East Rajapur, P.s. Purba Jadavpur, Kolkata – 700 075, therein referred to as the Developer and the said **Development And Power Of Attorney** was registered before the A.D.S.R, Sealdah and the same was recorded in Book No 1, Being No 160602372 for the Year 2019 , for construction of a ground plus three storied building in

  
ADV.

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accordance with the sanctioned building plan **Vide No B.P No.633** dated 25.03.2015 **sanctioned from the Kolkata Municipal Corporation.**

AND WHEREAS the said Bijay Kumar Halder, DEVELOPER started construction as per said sanctioned building plan No. B.P No.633 dated 25.03.2015 for construction of G +III storied building on the said land at Premises No. 242/1 Rajapur East within the limits of Kolkata Municipal Corporation Kolkata – 700 075 comprising of several flats/units/car parking spaces and started construction at his own cost and as the

said Plan expired on 24.03.2020 and for that the said Bijay Halder being the constituted attorney of the Owner prayed before The Executive Engineer (Civil) , Borough XI. The Kolkata Municipal Corporation in writing on 14.01.2021 for renewal and revalidation of the said Plan.

AND WHEREAS in the facts and circumstances mentioned above the said Tapas Kumar Banerjee son of Late Ganesh Chandra Banerjee , the owner herein is thus seized and possessed of and sufficiently entitled to the said 5 Cottah land lying and situated at 242/1 Rajapur East, Kolkata – 700 075 under P.S.- Purba Jadavpur under ward No 103 within the limits of Kolkata Municipal Corporation free from all encumbrances.

AND WHEREAS Searches have been made, as per available records for the year 1998 to 2010 in Index II in respect of the aforesaid property in the District Registration Office, Alipore and Additional Sub registration office, Sealdah and Additional Registrar Of Assurances, there is no adverse entry is respect of the year **1998 to 2010.**

  
— ASV

Date 23.03.2021

From the above it reveals that the said Tapas Kumar banerjee son of Late Gansh Chnadra Banerjee has got good and marketable title to the property free from all encumbrances subject to the said mortgage.

  
INDRAJIT SEN  
ADVOCATE

**References:**

1. Xerox copy of Xerox copy of the Title Deed Being No – 2841, for the year 1968
2. Xerox copy of the Deed Of Gift, Being No 5890 , for the year 1984
3. Xerox copy of the Corporation Tax Bill
4. Xerox copy of the Sanctioned Plan Being No B.P No.633 dated 25.03.2015 and prayer for renewal letter dated 14.01.2021
5. Original Search receipts.