

June 10, 2022

SEARCH REPORT

Re: ALL THAT the piece and parcel of Bastu plot of land being measuring an area of about 5 Cottahs, 2 Chittack 20 sq.ft., be the same a little more or less, corresponding to 344.663 sq.mtr. together with one tile-shed having cemented flooring measuring an area of about 100 Sq.ft., situate and lying in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No. 195, under R.S. Khatian No. 145, C.S. Khatian Nos. 131 and 132, being Kolkata Municipal Corporation Premises No. 3618, Nayabad, Kolkata - 700 099, presently under P.S.- Panchasayar (formerly Purba Jadavpur), District - 24-Parganas(South), K.M.C. Ward No. 109, within the limits of Kolkata Municipal Corporation.

Present Owner:

1. SMT. SAYANTANI GHOSH

Wife of Debasish Mondal of 941, Kalikapur Road, P.O.-
Mukundapur, P.S. - Garfa, District - South 24-Parganas,
PIN - 700099.

2. SMT. DOLON CAMPA PAL

Wife of Anil Ch. Pal, of 28B/1A, Rahim Ostagar Road, P.O.-
Lake Gardens, P.S. - Lake, PIN - 700045.

Searches made:

I have caused necessary searches through my searcher in the offices of the District Registrar, Alipore, Additional District Sub-Registrar, Sealdah and Additional Registrar of Assurances - I at Kolkata for the period of last 13 (Thirteen) years (i.e.2009 to 2022) under Index - II in respect of the abovementioned property. It is worth mentioning here that the said searches were made as per records available in the said registration offices.

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Apart from the aforementioned searches, I have also examined and/or perused copies of some available relevant deeds and documents relating to the abovementioned property including a copy of the registered Deed of Conveyance dated 27.10.1986 registered in the office of the District Sub-Registrar, Alipore recorded in Book No. I, Volume No. 7, at pages 1 to 11, Being No. 28 for the year 1987, a copy of the registered Deed of Conveyance dated 27.10.1986 registered in the office of the District Sub-Registrar, Alipore recorded in Book No. I, Volume No. 56, at pages 396 to 407, Being No. 250 for the year 1987, a copy of the registered Deed of Conveyance dated 09.09.2002 registered in the office of the District Sub-Registrar-III, Alipore recorded in Book No. I, Volume No. 125, Being No. 5331, Pages 163 to 180 for the year 2002, a copy of the registered Deed of Conveyance dated 14.03.2019, registered in the office of the District Sub-Registrar -V, Alipore, and recorded in Book No. I, Volume No. 1630-2019, at pages 25743 to 25768, Being No. 163000662 for the year 2019, a copy of the registered Development Agreement dated 14.03.2019 registered in the office of the District Sub-Registrar-V, South 24-Parganas, Alipore recorded in Book No. I, Volume No. 1630-2019, Being No. 163000663, Pages 26908 to 26937 for the year 2019 and also a copy of the registered Supplementary Agreement alongwith Power of Attorney dated 31.03.2022 registered in the office of the District Sub-Registrar-IV, South 24-Parganas, Alipore recorded in Book No. I, Volume No. 1604-2022, Being No. 160403340, Pages 129829 to 129855 for the year 2022, wherefrom the following facts reveal.

Report on Title:

- A. That one Suburban Agricultural Dairy & Fisheries Ltd., having its registered office at No.75, Badridas Temple Street, P.S. - Maniktala, Calcutta - 700004, filed a suit against Pratul Chandra Mondal and others in the 3rd Court of the Subordinate Judge at Alipore being Title Suit No. 16 of 1941 (The Suburban Agricultural Dairy & Fisheries Ltd. -Versus- Pratul Ch. Mondal & Ors.) for

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partition of their joint properties which included the land appertaining to the C.S. Plot No. 195 under C.S. Khatian Nos. 131 and 132 etc. in the District of 24-Parganas now South 24-Parganas.

- B. That by a preliminary decree passed in the said suit, the respective shares of the groups of defendants were declared.
- C. That on the prayer of some of the defendants therein, a pleader commissioner was appointed to make separate allotments.
- D. That during the proceeding of the said suit, the said Pratul Ch. Mondal died intestate leaving behind him the following legal heirs:
- i) Smt. Labanya Prava Mondal (Widow)
 - ii) Sri Malay Kr. Mondal (Son)
 - iii) Sri Swapan Kr. Mondal (Son)

According to the Hindu law of succession, the abovenamed legal heirs of the said Pratul Ch. Mondal (since deceased) inherited his share in the said property and they were duly substituted as defendants in the said suit.

- E. That a final decree was passed on 4th June, 1971 by the Learned Court in the said suit in terms of the report of the Partition Commissioner making the same as part of the final decree.
- F. By the said Decree the said Labanya Prava Mondal and said Swpan Kr. Mondal were allotted amongst others, the property measuring about 5 Cottahs 2 Chittacks 20 Sq.ft. of Sali land together with right of user of 30 ft. wide road on the west and 30 ft. wide road on the north appertaining to Mouza - Nayabad, C.S. Khatian Nos. 131 and 132, R.S. Khatian No. 145, C.S. Dag No. 195, J.L. No. 25, District - South 24-Parganas.

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appertaining to different Khatians and different Dags of the self same Mouza which were adjacent and within the vicinity and made out a master plan amalgamating all the above properties and thereafter jointly developed their entire purchased land and divided and fragmented the same into several small plots of land in different Blocks and Sectors laying out several passages and roads, in between, for ingress and egress.

- L. That after making such plots, by a registered Deed of Conveyance dated 27.10.1986, registered in the office of the District Sub -Registrar, Alipore and recorded in Book No. I, Volume No. 7, at pages 1 to 11, Being No. 28 for the year 1987, the said Sri Ashis Roy and Sri Kusum Moitra jointly sold, conveyed, transferred, assigned and granted one plot of land measuring net land area of about 2 Cottahs, 9 Chittacks, 20 Sq.ft. and road area measuring 10 Chittacks 17 Sq.ft., i.e. totaling gross land area of 3 Cottahs, 3 Chittacks, 37 Sq.ft. being Scheme Plot No. 32 of Block-B, Sector-II, situated in Dag No. 195 under C.S. Khatian Nos. 131, 132, R.S. Khatian No. 145, under Mouza - Nayabad, J.L. No. 25 in favour of Mrs. Jyoti V. Gulab alias Mrs. J.V. Gulab, wife of V. Gulab of 13/2A, Free School Street, P.S. - Taltala, Kolkata - 700014.
- M. That on the same day by virtue of another registered Deed of Conveyance dated 27.10.1986, registered in the office of the District Sub -Registrar, Alipore and recorded in Book No. I, Volume No. 56 at pages 396 to 407, Being No. 250 for the year 1987, the said Sri Ashis Roy and Sri Kusum Moitra jointly sold, conveyed, transferred, assigned and granted an adjacent plot of land measuring net land area of about 2 Cottahs, 9 Chittacks, 2 Sq.ft. and road area measuring 2 Cottahs, 3 Chittacks, 35 Sq.ft., i.e. totaling gross land area of 4 Cottahs, 12 Chittacks, 37 Sq.ft. being Scheme Plot No. 33 of Block-B, Sector-II, situated in Dag No. 195 under C.S. Khatian Nos. 131, 132, R.S. Khatian No. 145, under Mouza - Nayabad, J.L. No. 25 in favour of the said Mrs. Jyoti V. Gulab alias Mrs. J.V. Gulab, wife of V. Gulab of 13/2A, Free School Street, P.S. - Taltala, Kolkata - 700014.

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- N. That by virtue of the aforesaid two registered Deeds of Conveyance both dated 27.10.1986 the said Mrs. Jyoti V. Gulab alias Mrs. J.V. Gulab, wife of V. Gulab became the owner in respect of a total net land measuring an area of about 5 Cottahs, 2 Chittacks, 20 Sq.ft. situated in R.S. Dag No. 195 under R.S. Khatian Nos. 145, C.S. Khatian Nos. 131, 132, under Mouza - Nayabad, J.L. No. 25 and afterwards amalgamated the above two plots being plot nos. 32 and 33 in Block-B, Sector-II and the common roads and passages for said plots.
- O. That thereafter by a registered Deed of Conveyance dated 09.09.2002, registered in the office of the District Sub-Registrar - III, Alipore and recorded in Book No. I, Volume No. 125, at pages 163 to 180, Being No. 5331 for the year 2002, the said Mrs. Jyoti V. Gulab alias Mrs. J.V. Gulab sold, conveyed, transferred, assigned and granted the said amalgamated plot of land measuring net land area of about 5 Cottahs, 2 Chittacks, 20 Sq.ft., situated in R.S. Dag No. 195, under R.S. Khatian No. 145, C.S. Khatian Nos. 131, 132, under Mouza - Nayabad, J.L. No. 25 within the limits of K.M.C. Ward No. 109, presently P.S. - Panchasayar, formerly P.S. - Purba Jadavpur. Kolkata - 700099 in favour of one Smt. Sunita Paul, wife of Ashok Paul, residing at 98, Naba Nagar, Jadavpur, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata - 700032.
- P. That after such purchase the said Smt. Sunita Paul mutated her name in respect of the said purchased land in the records of the B.L. & L.R.O., Kasba vide Mutation Reference No. 2309 of 2005 and also mutated her name in the records of K.M.C. and the said Plot of land was numbered as K.M.C. Premises No. 3618, Nayabad, Ward No. 109, Kolkata - 700099 with Assessee No. 31-109-08-7641-0.
- Q. That by a registered Deed of Conveyance dated 14.03.2019, registered in the office of the District Sub-Registrar -V, Alipore, and recorded in Book No. I, Volume No. 1630-2019, at pages 25743 to 25768, Being No. 163000662 for the

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year 2019, the said Smt. Sunita Paul sold, conveyed, transferred, assigned and granted the said plot of land measuring net land area of about 5 Cottahs, 2 Chittacks, 20 Sq.ft., togetherwith one tile shed structure measuring an area of about 100 Sq.ft. situated in R.S. Dag No. 195, under R.S. Khatian No. 145, C.S. Khatian Nos. 131 and 132, under Mouza - Nayabad, J.L. No. 25, known as K.M.C. Premises No. 3618, within the limits of K.M.C. Ward No. 109, presently P.S. - Panchasayar, formerly P.S. - Purba Jadavpur. Kolkata - 700099 in favour of **1) Smt. Sayantani Ghosh**, wife of Debasish Mondal of 941, Kalikapur Road, P.O.- Mukundapur, P.S. - Garfa, District - South 24-Parganas, PIN - 700099 and **2) Smt. Dolon Campa Pal**, wife of Anil Ch. Pal, of 28B/1A, Rahim Ostagar Road, P.O.- Lake Gardens, P.S. - Lake, PIN - 700045, free from all encumbrances, liens, charges, lispendens, attachments.

- R. That after such purchase the said **Smt. Sayantani Ghosh** and **Smt. Dolon Campa Pal** have jointly mutated their names in respect of the said purchased land in the records of K.M.C. and have been paying taxes with Assessee No. 31-109-08-7641-0.
- S. Thus by virtue of the aforesaid registered Deed of Conveyance dated 14.03.2019 the said **Smt. Sayantani Ghosh** and **Smt. Dolon Campa Pal** have become the present absolute joint owners in respect of the said landed property measuring a total area of about 5 Cottahs, 2 Chittacks, 20 Sq.ft. situated in R.S. Dag No. 195 under R.S. Khatian Nos. 145, C.S. Khatian Nos. 131 and 132, under Mouza - Nayabad, J.L. No. 25, known as K.M.C. Premises No. 3618, within the limits of K.M.C. Ward No. 109, presently P.S. - Panchasayar, formerly P.S. - Purba Jadavpur. Kolkata - 700099 and are absolutely seized and possessed of the same.

K. Kiran Bandyopadhyay
Advocate

High Court, Calcutta
High Court Bar Association,
Room No. 16.

Chamber: C/o. Datta Chaudhury & Das Gupta,
11, Old Post Office Street,
3rd Floor, Kolkata-700 001.

Residence
cum Chamber : 16/2A, Kalikapur Road,
Kolkata - 700099
Mob : 9051338537, 9831068537
Email : kanakban@gmail.com

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Non-Encumbrances Certificate:

Therefore, based on the report of the aforesaid searches and the said examination and/or perusal, I am of the opinion, that the said **1) Smt. Sayantani Ghosh** and **2) Smt. Dolon Champa Pal** are the present absolute joint owners of the aforesaid property and I hereby also certify that the said property is free from all sorts of encumbrances, charges, liens, lispens, attachment of any kind whatsoever and thus the said property has an absolute, free and good marketable title.

The receipts of the aforesaid searches made in the offices of the District Registrar, Alipore, Additional District Sub-Registrar, Sealdah and Additional Registrar of Assurances - I at Kolkata being No. REGN BB 154667 and No. REGN BB 186582 respectively both dated 09.06.2022 are enclosed herewith.

Enclo. As above.

K. K. Bandyopadhyay
Advocate

No. REGN BB 154667

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 16589

2. Date of application 29/6/22

3. Search for the year (s) 2009 - 2022

4. Name of office to which the record to be searched or inspected relates
Magistrate SA Sealdah

5. Name of person or property to be searched 3618 *Nayabad*

6. Nature of document

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

8. From whom received *H. Laha*

9. Fees paid under Article — 307

F (1) (i)

F (2) (ii)

F (2)

Registrar of



No. REGN BB 154667

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 16567

2. Date of application 09/06/22

3. Search for the year (s) 2009 - 2022

4. Name of office to which the record to be searched or inspected relates
Magistrate SA Sealdah

5. Name of person or property to be searched 3618 *Nayabad*

6. Nature of document

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

8. From whom received *H. Laha*

9. Fees paid under Article — 307

F (1) (i)

F (2) (ii)

F (2)

Registrar of



No. REGN BB 186582

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 49682

Date of application 9/6/22

Search for the year (s) 2009-22

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

Name of person or property to be searched u

Nature of document sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 3678 3618, Nayabad

From whom received S. Saha

Fees paid under Article —

(1) (i) 15/-

(2) (ii)

(2)

[Signature]

..... Registrar of