

Santanu Sanyal
(Advocate)
FORE POLICE & CIVIL COURT,
KATA 700027.

Residence
3 No. SINGHI GARDEN
(BANDI BAGAN)
P.O. HALTU, P.S. GARFA
KOLKATA-700078
(M) 9836301493

Date

SEARCH REPORT

Re :

ALL THAT piece and parcel of land measuring more or less 05 (Five) Cottahs 13 (Thirteen) Chitaks 00 (Zero) sqft together with old brick made structure thereon comprised at parganas Bali , Mouza Sahapur , J.L No. 8,R.S Dag No. 337,338 and 339, touzi No. 93/101, Khatian No. 248, Police Station – Behala, now New Alipore , within the District 24 Parganas (South) within the local limits of Kolkata Municipal Corporation, ward No. 119 , lying and situated at and being Premises No. 58, S.N.Roy Road, (Postal Premises No. 47, S.N. Roy Road, Kolkata-700034,

PRESENT OWNER.

1. **SRI. RANJIT PAUL**, having pan number BGBPP6134], residing at 69, S.N. Roy Road, P.S..New Alipore. P.O.Sahapur, Kolkata - 700038.

2. **SRI. SUBHASH PAUL** having pan number AFZPP5188A, residing at 69, S.N. Roy Road, P.S. New Alipore. P.O.Sahapur, Kolkata - 700038.

OWNER'S TITLE

WHEREAS,

1. Sri Bhanu Gopal Paul was owner of all that piece and parcel of land admeasuring 15 ka-tha 01 chittak 40 sqft by way of inheritance lying and situated in Mouza Sahapur, Par-gana Balia, J.L.No.8, Khatian Number 248, R.S Dag No.337,338 and 339 Touzi Number 93/101 KMC holding number 58, S.N.Roy Road under KMC ward Number 119 and while in possession Sri. Bhnau Gopal Paul recorded his name in the records of BL & LRO.

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2. While in such possession Sri Bhanu Gopal Paul died intestate on 01.08.1982 leaving his only son Sri Madan Paul as his legal heir . Sri Madan Paul inherited the entire 15 katha 01 chittak 40 sqft land left by his father late Bhanu Gopal Paul .

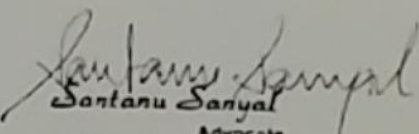
3. While in possession Sri Madan Mohan Paul died intestate on 07.08.1994 leaving back Smt. Puspa Paul (wife), Smt Kalyani Paul (daughter) , Sri Ranjit Paul (son) and Sri Subhas Paul (son) as his only legal heirs, who inherited the said 15 katha 01 chittak 40sqft land in undivided equal $\frac{1}{4}$ th share each.

4. While in such possession the legal heirs of late. Madan Mohan Paul for better managing the said property executed a registered family partition deed dated 15th May 1998 duly registered in the office ofand the said deed was recorded in Book No. I, volume No.28 Pages from 197 to 206 being no 1202 for the year 2005 where in

- a) Smt. Puspa Paul and Smt. Kalyani Paul jointly received 04 kattha 14 chittak 6 sqft land referred to First Part in the said Partition Deed.
- b) Sri. Ranjit Paul received 04 kattha 02 chittak 03 sqft land referred to as Second Part in the said Partition Deed.
- c) Sri. Subhas Paul received 04 kattha 02 chittak 03 sqft land referred to as Third Part in the said Partition Deed.

It is to be mentioned here that 01 kattha 05 chittak 30 sqft land was kept for common passage and was not distributed among the legal heirs of late Bhanu Gopal Paul.

5. After such family partition deed Sri Ranjit Paul and Sri Subhas Paul. Out of their share vide a registered deed of Gift dated 27.04.2012 Gifted 09 chittak 27 sqft land to Sri Biswanath Mondal & Sri Kasinath Mondal the Said Deed of Gift was duly registered in the office of Additional District Sub Register Behala and was recorded in Book No. I, CD Volume No. 13, pages from 3845


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to 3860 being No. 04199 for the year 2012.

6. Sri. Ranjit Paul vide a registered Deed of Gift dated 27.04.12 out of his Share gifted 09 chittak 27 sq.ft. land to Sri Ashok Kumar Paul and Sri Aurobindo Paul the said Deed of gift was duly registered in the office of Additional District Sub-Register Behala and was recorded in Book No. 1, CD Volume No. 13, Pages from 3829 to 3844 for being No. 04197 for the year 2012

7. Sri. Subhash Paul vide a registered Deed of gift dated 27.04.2012 out of his share gifted 09 chittak 27 sq.ft land to Sri Sambhu Paul and Sri Tarak Bose . The Said Deed of Gift was duly registered in the office of Additional District Sub Register Behala and was recorded in Book No. 1, CD. Volume No. 13, Pages from 3861 to 3876 being No. 04195 for the year 2012

8. Sri. Subhash Paul vide another registered Deed of Gift dated 27/04/2012 out of his share gifted 09 chittak , 27sq.ft. land to Sri Ratan Chandra Mondal the said Deed of Gift was duly registered in the office of Additional District Sub Register at Behala and was recorded in Book No. 1, CD. Volume No. 13, Pages from 4294 to 4309 being No. 04198 for the year 2012

9. Sri Ranjit Paul & Sri Subhas Paul vide a registered Deed of Gift dated 27.04.2012, out of their share Gifted 09 chittak 27 sq.ft land to Sri Susanta Kumar Dutta. The said deed was duly registered in the office of Additional District Sub Register at Behala and was recorded in Book No. 1, CD. Volume No. 13, Pages from 3813 to 3828 being no 04202 for the year 2012.

10. Sri Ranjit Paul and Sri. Subhas Paul after such Gift/Gifts is left with 05 katha 04 chittak land, out of the total 08 Katha 04 chittak land. , to make their property into one single plot the owners herein had executed a registered deed of Exchange on this the 14th Day of January 2022 and the same is registered in the office of Additional District Sub Registrar Behala 24parganas South and recorded in book number..... CD Volume Number..... Pages from..... to..... being number..... for the year 2022


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11. The Owner herein for the purpose of Development of their premises but due to their paucity of fund they wish to appoint an eminent Developer to develop the said property for construction on their said Property a building consisting of several flat/s and spaces therein at the cost of the Developer as per scheme or plan made by him.

12. The Developer herein knowing the proposal of Land Owner has agreed to take over the said Development work on Premises No. 58, S.N. Roy Road, PS Behala now New Alipore, Postal Premises No. 47, S.N. Roy Road, Kolkata - 700034 as per terms and conditions written herein with acceptance of the Owner herein in joint venture project and hence this Agreement is being made between them.

In my opinion after verifying all the available documents and records as found in the respective registry office/offices the property is free from all encumbrances and bear a clear and good marketable title.

SCHEDULE OF PROPERTY AS MENTIONED ABOVE.

(Description of the said Land/ Premises)

ALL THAT piece and parcel of land measuring more or less 05 (Five) Cottahs 04 (Four) Chitaks 00 (Zero) sqft together with old brick made structure thereon comprised at Parganas Balia, Mouza Sahapur, J.L. No.8, R.S Dag No.337,338 and 339, Touzi No.93/101, Khaitan No. 248, Police Station- Behala, now New Alipore, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 119, lying and situated at and being Premises No. 58, S.N. Roy Road, (Postal Premises No. 47, S.N. Roy Road, Kolkata- 700034, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto.


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