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SEARCH REPORT

Re: R.S. Dag No. 2283/2518 and L.R.Dag No.2446, R.S. Khatian No. 1325 and L.R.Khatian Nos.4657, 4655 and 4656, Mouza- Kusumba, J.L. No. 50, Touji No. 255, within the jurisdiction of Additional District Sub Registrar, Sonarpur, District- South 24 Parganas.

I.C.SANCHETI & CO.
SOLICITORS & ADVOCATES
12, OLD POST OFFICE STRET,
2ND FLOOR,
KOLKATA – 700 001

SEARCH REPORT

Re. : All that piece and parcel of land measuring an area of 19 decimals in R.S. Dag No.123 (previous), R.S. Dag No. 2283/2518 and L.R.Dag No.2446, R.S. Khatian No. 1325 and L.R.Khatian Nos.4657,4655 and 4656, Mouza- Kusumba, J.L. No. 50, Touji No. 255, within the jurisdiction of Additional District Sub Registrar, Sonarpur, District- South 24 Parganas, Under Rajpur Sonarpur Municipality.

We have been forwarded copy of the following documents:-

1. A photocopy of the Sale Deed dated 22nd March, 2013 executed by Yusuf Ali Halder, Ershad Ali Halder, Mohammed Ali Halder, Islam Halder, Rokeya Bibi and Rashida Bibi Mondal in favour of Abdul Khalek Mondal & Ors. and registered with Additional District Sub Registrar, Sonarpur and recorded in Book No.I, Volume No.9, Pages 1743 to 1780 being Deed No.03711 for the year 2013.

From the perusal of the said document we have been able to ascertain the background of the areas measuring 19 decimals being balance portion of the said property measuring 31 decimals of the Owners.

BACKGROUND.

- A. One Md. Elai Bux Halder son of Late Khoda Bux Halder, of Kusumba, P.O. Narendrapur, P.S. Sonarpur, 24 Paraganas, was the recorded owner of a piece and parcel of land measuring about 55 decimals, classified as "Danga" and comprised in J.L.No. 50, Touzi No. 255, R.S. No. 138, R.S. Dag No. 2283/2518, R.S. Khatian No. 1325, Mouza- Kusumba, Police station- Sonarpur, District- 24 Parganas now 24 Parganas (South).
- B. One Parijan Bibi, w/o Late Chand Md. Molla, of Kusumba, Sonarpur, had filed a suit for declaration and injunction being Title Suit No. 555 of 1957 in the Court of the Ld. 2nd Munsif at Baruipur, 24 Paragana South against the said Md. Elai Bux Halder claiming right title and interest in respect of piece and parcel of land measuring 55 decimals.
- C. The Md. Elai Bux Halder and Parijan had entered into compromise (solanama). In terms of the said compromise, it was recorded that an area of 24 decimals out of 55 decimals shall vest with Parijan Bibi and the balance 31 decimals shall belong to Md. Elai Bux Halder absolutely.



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D. By Indenture dated 6th November, 1974 executed by Md. Elai Bux Halder, therein referred to as Vendor and Karim Bux Halder, therein referred to as Purchaser, the Vendor therein for the consideration therein mentioned sold, transferred, conveyed, granted, assigned and/or assured on to the Purchaser the said danga land. The said Indenture was registered with Sub Registrar, Sonarpur, and District 24 Parganas (South) and recorded in Book No. I, Volume No.73, and Pages 41 to 43 being Deed No.4462 for the year 1974.

E. By Indenture of Gift dated 28th December, 1998 the said Karim Bux Halder out of natural love and affection made out gift of an area of 1 decimal of the said danga land in favour of Yusuf Ali Halder. The said Indenture was registered in the office of the Additional District Sub Registrar, Sonarpur, and District - 24 Parganas (South) and recorded in Book No.I, Volume No.153, and Pages 290 to 293 being Deed No.9341 for the year 1998.

F. In terms of the said and upon the land records being revised by the State of West Bengal; the records of right were published in the following manner :-

Name of the Recorded Owner	R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Quantum
Karim Bux Halder	2283/2518	2446	1325	4655 & 4656	30 decimals
Yusuf Ali Halder	2283/2518	2446	1325	4657	1 decimal

G. By Indenture of Gift dated 7th March, 2007 executed by Karim Bux Halder in favour of his three sons i.e. Yusuf Ali Halder, Ershad Ali Halder and Mohammed Ali Halder, the said Karim Bux Halder out of natural love and affection towards his three sons made a gift of an area of 29 decimals in the said land. The said Indenture was registered in the office of District Sub Registrar, Alipore. 24 Parganas (South) and recorded in Book No. I, CD Volume No.7, Pages 3570 to 3586 being Deed No.01200 for the year 2008.


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- H. By Indenture dated 22nd March, 2013 executed by the said Yusuf Ali Halder, Ershad Ali Halder, Mohammed Ali Halder, Islam Halder, Rokeya Bibi and Rashida Bibi Mondal therein referred to as Vendors and Abdul Khalek Mondal & Ors. therein referred to as Purchasers, the Vendors therein for the consideration therein mentioned sold, transferred, conveyed, granted, assigned and/or assured on to the Purchasers therein all that piece and parcel of land measuring 12.32 decimals equivalent to 7 Cottahs, 7 Chittacks and 12 Sq. Ft. The said Indenture was registered with Additional District Sub Registrar, Sonarpur, and 24 Parganas (South) and recorded in Book No. 1, CD Volume No.9, Pages 1743 to 1780 being Deed No.03711 for the year 2013.
- I. Accordingly the Vendors are therefore left with an area of 19 decimals of Danga land in the said Dag.

S.L. No.	Vendor Name	L.R. Dag No.	R.S. Dag No.	L.R. Khatian No.	R.S.Khatian No.	Area
1.	Ershad Ali Halder	2446	2283/2518	4655	1325	6 Decimal
2.	Mohammad Ali Halder	2446	2283/2518	4656	1325	7 Decimal

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4. The Original Sale Deed dated 22nd March, 2013 and recorded in Book No. 1, Volume No.9, Pages 1743 to 1780 being Deed No.03711 for the year 2013.
5. The Original Sale Deed dated 20nd March, 2013 and recorded in Book No. 1, Volume No.8, Pages 6863 to 6897 being Deed No.03602 for the year 2013.
6. The Original Sale Deed dated 20nd March, 2013 and recorded in Book No. 1, Volume No.8, Pages 6923 to 6961 being Deed No.03600 for the year 2013.
7. The Color Photo Copy of undated land revenue payment receipt for payment of land revenue upto the year 2014.

That the following documents were not available or the Originals were not given to us for inspection Photocopy thereof were provided:

1. Certified copy of Plaint in T.S. No. 555 of 1957 filed in the Ld. Court of 2nd Munsiff, Baruipur, in 24 Parganas now 24 Parganas South by Parijan Bibi.
2. Certified copy of the Solanama (Terms of Compromise) and Decree passed by the Ld. Court in February, 1959.
3. Records of Right published in respect of R.S. dag No. 2283/2518, R.S. Khatian No. 1325 as Mutation.
4. C.S. or R.S. Records of Right in respect of Md. Ella Bux Halder for 55 decimals.

SEARCHES MADE

1. We have caused to have search done in the Learned Court of 2nd Civil Judge (Senior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Yusuf Ali Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as Enclosure "I".


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2. We have caused to have search done in the Learned Court of 2nd Civil Judge (Senior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Ershad Ali Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "II"**.
3. We have caused to have search done in the Learned Court of 2nd Civil Judge (Senior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Mohammed Ali Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "III"**.
4. We have caused to have search done in the Learned Court of 2nd Civil Judge (Senior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Islam Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips/Search Report is annexed hereto and collectively marked as **Enclosure "IV"**.
5. We have caused to have search done in the Learned Court of 2nd Civil Judge (Senior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Rokeya Bibi. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "V"**.
6. We have caused to have search done in the Learned Court of 2nd Civil Judge (Senior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Rashida Bibi Mondal. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips/Search Report is annexed hereto and collectively marked as **Enclosure "VI"**.

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We have caused to have search done in the Learned Court of 2nd Civil Judge (Junior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Yusuf Ali Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "VII"**.


We have caused to have search done in the Learned Court of 2nd Civil Judge (Junior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Ershad Ali Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "VIII"**.

We have caused to have search done in the Learned Court of 2nd Civil Judge (Junior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Mohammed Ali Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "IX"**.

10. We have caused to have search done in the Learned Court of 2nd Civil Judge (Junior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Islam Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "X"**.

11. We have caused to have search done in the Learned Court of 2nd Civil Judge (Junior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Rokeya Halder. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as **Enclosure "XI"**.

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2. We have caused to have search done in the Learned Court of 2nd Civil Judge (Junior Division) at Baruipur from 2016 to 2018 whether any Title Suit, Money Suit, Title Execution and Money Execution has been filed in respect of Rashida Bibi Mondal. As far as information forms collected from the Learned Court, the Court has informed that no Title Suit or Money Suit or Title Execution or Money Execution have been filed or pending against the above mentioned person. Original information slips is annexed hereto and collectively marked as Enclosure "XII".

3. We have caused to have search made out in the office of the Registration Office at Sonarpur for 30 years through search clerk, Mr. D.D.Bhattacharya. In terms of the records maintained by the registration office and the report which has been given to us by the search clerk, we have found the following three entries in respect of R.S.Dag No.2283/2518, R.S.Khatian No.1325 which match the instant Danga land. In the search in the records of ADSR Sonarpur South 24 Parganas, following information were found out;

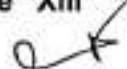
Deed No.160803600 of 2013 measuring 10 decimals

Deed No.160803602 of 2013 measuring 14 decimals

Deed No.160803711 of 2013 measuring 7 Cottahs 7 Chittacks and 12 Sq. Ft. i.e. the document provided to us.

That we inspected the three original deeds mentioned hereinbefore, and the first two indentures made by the respect of same Dag Nos of the property which is admeasuring 24 decimal rest of the total area of 55 decimals. The copy of the Sale Deed dated 20nd March, 2013 executed by Jarina Bewa alias Jorina Bewa alias Jarina Bib, Azijul Molla, Firoza Bibi alias Firoza Molla, Ajmira Bibi & Ors in favour of Abdul Khalek Mondal & Ors. and measuring are of 10 decimal in out of the area of 25 decimal and was registered with Additional District Sub Registrar, Sonarpur and recorded in Book No.1, Volume No.8, Pages 6923 to 6961 being Deed No.03600 for the year 2013 and the another copy of the Sale Deed dated 20nd March, 2013 executed by Jainaluddin Molla, Aynaluddin Molla, Khadiza Bibi Mondal, Aziza Bibi, Anicha Siphy and Tanuza Bibi Dhali in favour of Abdul Khalek Mondal & Ors. and measuring are of 14 decimal in out of the area of 25 decimal registered with Additional District Sub Registrar, Sonarpur and recorded in Book No. 1, Volume No.8, Pages 6863 to 6897 being Deed No.03602 for the year 2013.

14. We have caused to have search done in the Learned Court of District Registrar at Alipore for 30 years. In this connection the receipts for fees deposited for such along with the enclosure are annexed hereto and marked as Enclosure "XIII"



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15. We have caused to have search done in the Registrar of Assurances, Kolkata for 30 years. In this connection the receipts for fees deposited for such along with the enclosure are annexed hereto and marked as **Enclosure "XIV"**.
16. We have also caused to have search made in the records of Block Land & Land Revenue Office, Sonarpur for 30 years. In this respect original Dag's Totho (the present recorded owners of land in the instant plot number) is marked as **Enclosure "XV"**.
17. We have also caused to have search made to the website of the Government of West Bengal in respect of records maintained by Block Land & Land Revenue Office in respect of the instant Dag. On the basis of the aforesaid, the reports taken out are marked as **Enclosure "XVI"**
18. We have also caused to have search made in the records of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) whether the said property is part of any recovery proceeding and/or securitization proceeding under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI) Act, 2002. In terms of the information, we found that the said property is not part of any securitization proceedings. A copy of the CERSAI information report is marked as **Enclosure "XVII"**.

CONCLUSION

On the basis of the searches made and on the basis of the examination of the records perused, we are of the opinion that Ershad Ali Halder, Mohammed Ali Halder, Yusuf Ali Halder are the lawful owners and/or are entitled to all that piece and parcel of land measuring 19 decimals of land in L.R.Dag No.2446 corresponding to R.S.Dag No.2283/2518 free from all encumbrances, liens and lispendens of any nature whatsoever and have good and clear marketable title.

The above Report is on the basis of the information which have been collected from the Government Department/ Government Web Portal, copies whereof have been annexed and/or searches done by search clerk reports annexed in the office of Government of West Bengal.

Encl : As stated

PLACE: KOLKATA

DATE: 12.09.2018


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