



# Suprotim Saha

Advocate

Judges Court at Alipore and Barasat

MONOLATA, BA-12/2B,  
Deshbandhu Nagar, Baguiati,  
Kolkata - 700 059.

Ref: SS/Search/031/2024

Dated: 25.04.2024

## SEARCH REPORT

**Ref: ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** and **Cemented Floor** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal;**

### **Present Owners of Premises:**

[1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, [3A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and [3B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee;

I have caused necessary searches in the Office of the District Sub-Registrar - I of the District North 24-Parganas at Barasat, during the period from 2000 to 2024, in the Office of the Additional Registrar of Assurance - I at Kolkata, during the period from 2000 to 2024, in the Office of the Additional Registrar of Assurance - II at Kolkata, during the period from 2000 to 2024, in the Office of the Additional Registrar of Assurance - III at Kolkata, during the period from 2000 to 2024, in the Office of the Additional Registrar of Assurance - IV at Kolkata, during the period from 2015 to 2024 and in the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, during the period from 2000 to 2024 and have inspected all other relevant documents in respect of the aforesaid property and found several entries as per records available in the Offices of the Registrar concern till the day of signing of this search report.

### **That my report as follows:**

A. That, by a **Mourashi Mokrari Patta** dated the **19th day of March, 1951** corresponding to **5th day of Chaitra, 1357 B. S.** one **SRI RADHA CHARAN CHATTOPADHYAY**, son of Late Sarat Chandra Chattopadhyay, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL**

**SUPROTIM SAHA**  
ADVOCATE  
WB/134/1999

**THAT** piece and parcel of portion of a plot of land measuring about **10 [ten] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 27, Pages from 226 to 231, **Being No. 1706** for the year **1951** against the consideration mentioned therein and thus handed over the peaceful possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Mourashi Mokrari Patta, said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, became the sole and absolute owner of aforesaid property and during the course of enjoyment due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **26th** day of **February, 1955** corresponding to **14th** day of **Falgun, 1361 B. S.** said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **5 [five] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, out of his total land unto and in favour of one **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 34, Pages from 196 to 198, **Being No. 1986** for the year **1955** against the consideration mentioned therein and thus handed over the peaceful vacant possession of the aforesaid property absolutely and forever;
- C. That, by virtue of aforesaid Saf Bikray Kobala, said **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, became the sole and absolute owner of the aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and thus prepared a building plan with the help of a reputed Architect and submitted before the South Dum Dum Municipality for necessary sanction and/or approval and upon procurement of sanctioned and/or approved plan from the Municipal Authority said **SITANATH BHATTACHARYA** had constructed a two storied building from his own cost, expenses and supervision and completed the same in habitable condition in all respect and during the course of enjoyment due to

his urgent requirement of lawful money sold out a portion of land to the intending Purchaser or Purchasers and thus became the sole and absolute owner of residual portion of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less;

- D. That, during the course of enjoyment said **SITANATH BHATTACHARJEE** died on **30th** day of **August, 1998**, his wife namely **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, died before his death on **20th** day of **July, 1983**, one of his sons namely **SUBRATA BHATTACHARJEE** died intestate before his death on **26th** day of **March 1992** leaving behind him, his wife namely **SRIMATI GOPA BHATTACHARJEE** and only son namely **RAHUL BHATTACHARJEE**, as the only legal heiress, heir, successors and representatives towards the estate of deceased said **SUBRATA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date and another son namely **PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE** died before his death **5th** day of **February, 1994** as bachelor. [1] **SRI SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, [2] **SRI SAMIR BHATTACHARJEE** and [3] **SRI PRABIR BHATTACHARJEE** all are sons of Late Sitanath Bhattacharjee AND [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [2] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [3] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [4] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, all are daughters of Late Sitanath Bhattacharjee, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **SITANATH BHATTACHARJEE** and deceased **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- E. That, thereafter said **PRABIR BHATTACHARJEE** died intestate on **31st** day of **August, 1999**, leaving behind him, his wife namely **SRIMATI BASANTI BHATTACHARJEE** and only daughter namely **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, as the only legal heiresses, successors and representatives towards the estate of deceased **PRABIR BHATTACHARJEE** by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- F. That, said **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** died intestate on **13th** day of **May, 2021** and his wife namely **MINA BHATTACHARYA** died intestate on **15th** day of **June, 2021** leaving behind them, their only daughter namely **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and only son namely **SRI SUMAN BHATTACHARYA**, as the only legal heiresses, successors and representatives towards the estate of deceased **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;

- G. That, after the demise of said **SITANATH BHATTACHARJEE, MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE, SUBRATA BHATTACHARJEE, PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE, PRABIR BHATTACHARJEE, SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** and **MINA BHATTACHARYA**, by virtue of law of inheritance said **[1A] SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, **[1B] SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, **[2A] SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, **[2B] SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, **[3] SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, **[4A] SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattacharjee, **[4B] SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattacharjee, **[5] SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, **[6] SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, **[7] SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and **[8] SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 5 to 8** all are daughters of Late Sitanath Bhattacharjee, became the absolute owner of **ALL THAT** piece and parcel of portion of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, each of them having share as according to their respective ratio;
- H. That, **[1] SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, **[2] SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said **[1] SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, **[2] SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said **[1] SRIMATI BASANTI BHATTACHARJEE**,

wife of Late Prabir Bhattahcharjee, [2] **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **undivided un-demarcated 1/16th [one sixteenth] share** of aforesaid property and said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, [2] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [3] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [4] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [5] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 2 to 5** all are daughters of Late Sitanath Bhattacharjee, each of them became the sole and absolute owner of **un-divided un-demarcated 1/8th [one eighth] share** of aforesaid property;

- I. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the **14th day of July, 2022**, said [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury and [2] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya, both are daughters of Late Sita Nath Bhattacharjee, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 11 [eleven] Chittacks 11.25 [eleven point two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **200 [two hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **100 [one hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 2/8th [two eighth] share** or **undivided un-demarcated 1/4th [one fourth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Bagulati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards the **their own full blooded brother [within family members]** said **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, **their nephew [non-family]** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, **their sister-in-law [non-family]** said **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and **their another nephew [non-family]** said **SRI RAHUL**

**BHATTACHARJEE**, son of Late Subrata Bhattacharjee, therein referred to and called as the **Donees** of the **Other Part** and the **Present Owners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609232** for the year **2022** and thus handed over the peaceful vacant and physical possession of their undivided un-demarcated share of the aforesaid property absolutely and forever;

- J. That, out of love and affection by a **Deed of Gift** dated the **19th** day of **July, 2022**, said **SRIMATI ANINDITA MAZUMDER**, daughter of Late Sukhendu Bhattacharya and wife of Sri Kalyan Mazumder, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 2 [two] Chittacks 36.5625 [thirty six point five six two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **50 [fifty] Square Feet** more or less, out of which **Ground Floor** measuring about **25 [twenty five] Square Feet** more or less and **First Floor** measuring about **25 [twenty five] Square Feet** more or less which is the **un-divided un-demarcated 1/16th [one sixteenth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards her own full blooded brother and one of the co-owners as well said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, therein referred to and called as the **Donee** of the **Other Part** and the **Present Owner No. 2** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609440** for the year **2022** and thus handed over the peaceful vacant and physical possession of her undivided un-demarcated share of the aforesaid property absolutely and forever;

- K. That, out of love and affection by a **Deed of Gift** dated the **19th** day of **July, 2022** said **[1] SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, **[2] SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, both are daughters of Late Sitanath Bhattacharjee, **[3A] SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee and **[3B] SRIMATI PUJA BHATTACHARJEE**

alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about 1 [one] Cottah 0 [zero] Chittacks 39.375 [thirty nine point three seven five] Square Feet more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about 300 [three hundred] Square Feet more or less, out of which **Ground Floor** measuring about 150 [one hundred fifty] Square Feet more or less and **First Floor** measuring about 150 [one hundred fifty] Square Feet more or less which is the **undivided un-demarcated 3/8th [three eighth] share** of total land measuring about 2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about 800 [eight hundred] Square Feet more or less, out of which **Ground Floor** measuring about 400 [four hundred] Square Feet more or less and **First Floor** measuring about 400 [four hundred] Square Feet more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards the **own brother** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, **the nephew** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, **the sister-in-law** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and **the another nephew** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, therein referred to and called as the **Donees** of the **Other Part** and the **Present Owners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609441** for the year **2022** and thus handed over the peaceful vacant and physical possession of their undivided un-demarcated share of the aforesaid property absolutely and forever;


- L. That, by virtue of law of inheritance and aforesaid 3 [three] separate Deeds of Gift, said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, [3A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and [3B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, the **Present Owners** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land measuring about 2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about 800

**[eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;

M. That, the **Present Owners** herein jointly have entered into a **Development Agreement** on **8th** day of **September, 2022** with a reputed Developer namely **AVISHEK TRADING**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to develop the aforesaid landed property by way of erection of a multi-storied building thereon which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, Dum Dum** and recorded into Book No. I, Volume No. 1506-2022, Pages from 427620 to 427638, **Being No. 150611852** for the year **2022** under some terms and conditions mentioned therein;

N. That, the **Present Owners** herein further executed a **Development Power of Attorney after Registered Development Agreement** on **8th** day of **September, 2022**, by which the **Present Owners** herein have appointed said **AVISHEK TRADING**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, as their **Constituted Attorney**, which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, Dum Dum** and recorded into Book No. I, Volume No. 1506-2022, Pages from 427620 to 427638, **Being No. 150611852** for the year **2022**;

That, by virtue of aforesaid Deeds and mutation as well, the **Present Owners** herein became the absolute joint owners of aforesaid Premises and seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever

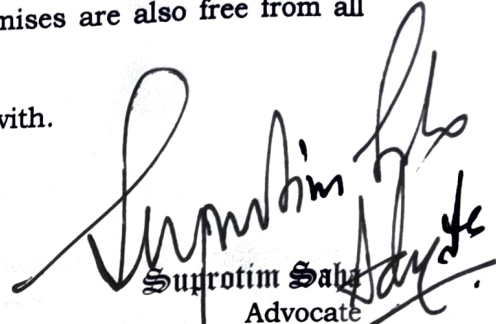




and free from all sorts of encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever;

Hence, in my opinion that the aforesaid Present Owners absolutely hold good, clear and fair marketable title to aforesaid Premises as per records available in the Offices of the Registrar concern and the aforesaid Premises are also free from all sorts of encumbrances and attachments whatsoever.

The receipts for the relevant searches are enclosed herewith.

  
Suprotim Saha  
Advocate  
SUPROTIM Saha  
ADVOCATE  
WB/134/1990

**Government of West Bengal**  
**Office of the D.S.R. – I NORTH 24-PARGANAS**  
**Receipt for fees deposited for Search**  
**From – 1556**

**Date of Application** : 25/04/2024  
**Search for the year** : From 2005 To 2024  
**Property to be Searched** : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: RS - 05924  
**Applicant Name** : Mr Suprotim Saha  
**Search Result** : No Record Found

**Government of West Bengal  
Office of the A. R. A. – I KOLKATA  
Receipt for fees deposited for search  
From – 1556**

**Date of Application** : 25/04/2024  
**Search for the year** : From 2005 To 2024  
**Property to be Searched** : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: RS - 05924  
**Applicant Name** : Mr Suprotim Saha  
**Search Result** : No Record Found

**Government of West Bengal  
Office of the A. R. A. – II KOLKATA  
Receipt for fees deposited for search  
From – 1556**

**Date of Application** : 25/04/2024  
**Search for the year** : From 2005 To 2024  
**Property to be Searched** : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: RS - 05924  
**Applicant Name** : Mr Suprotim Saha  
**Search Result** : No Record Found

**Government of West Bengal  
Office of the A. R. A. – III KOLKATA  
Receipt for fees deposited for search  
From – 1556**

**Date of Application** : 25/04/2024  
**Search for the year** : From 2005 To 2024  
**Property to be Searched** : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: RS - 05924  
**Applicant Name** : Mr Suprotim Saha  
**Search Result** : No Record Found

Government of West Bengal  
Office of the A. R. A. - IV KOLKATA  
Receipt for fees deposited for search  
From - 1556

Date of Application

25/04/2024

Search for the year

From 2015 To 2024

Property to be Searched

District: North 24-Parganas, P.O: Bumburh, Mouza: Satgachhi, Plot No: RS-0592A

Applicant Name

Sh Supratim Saha

Search Result

No Record Found

**Government of West Bengal**  
**Office of the COSSIPORE DUMDUM (A.D.S.R.)**  
**Receipt for fees deposited for search**  
**From – 1556**

**Date of Application** : 25/04/2024  
**Search for the year** : From 2005 To 2024  
**Property to be Searched** : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: RS - 05924  
**Applicant Name** : Mr Suprotim Saha

**Search Result:**

Sl. No.	Property Location	Property Type & Transaction	Plot & Khatian No. and Zone	Area of Property
1	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0207] Gift, Gift in f/o family members and others	Plot No : LR-5924 Khatian: 975	Area of Land : 0.386719 decimal (168.75 Sqft) Area of Structure: 67 Sq Ft
Deed Details :		Deed No: I-150609232/2022 Volumne: , Page: 354953 - 354982 Date of Registration: 15/07/2022 Date of Completion: 19/07/2022 Query No: 15062002094586/2022 Serial No: 1506009249/2022		
2	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0207] Gift, Gift in f/o family members and others	Plot No : LR-5924 Khatian: 975	Area of Land : 0.773439 decimal (337.5 Sqft) Area of Structure: 133 Sq Ft
Deed Details :		Deed No: I-150609232/2022 Volumne: , Page: 354953 - 354982 Date of Registration: 15/07/2022 Date of Completion: 19/07/2022 Query No: 15062002094586/2022 Serial No: 1506009249/2022		
3	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : LR-5924 Khatian: 975	Area of Land : 0.290039 decimal (2 Chatak,36.5625 Sqft) Area of Structure: 50 Sq Ft
Deed Details :		Deed No: I-150609440/2022 Volumne: , Page: 361536 - 361564 Date of Registration: 20/07/2022 Date of Completion: 22/07/2022 Query No: 15062002079432/2022 Serial No: 1506009495/2022		
4	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0207] Gift, Gift in f/o family members and others	Plot No : LR-5924 Khatian: 975	Area of Land : 0.386719 decimal (168.75 Sqft) Area of Structure: 67 Sq Ft
Deed Details :		Deed No: I-150609441/2022 Volumne: , Page: 361504 - 361535 Date of Registration: 20/07/2022 Date of Completion: 22/07/2022 Query No: 15062002091746/2022 Serial No: 1506009493/2022		
5	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0207] Gift, Gift in f/o family members and others	Plot No : LR-5924 Khatian: 975	Area of Land : 1.35352 decimal (590.625 Sqft) Area of Structure: 233 Sq Ft
Deed Details :		Deed No: I-150609441/2022 Volumne: , Page: 361504 - 361535 Date of Registration: 20/07/2022 Date of Completion: 22/07/2022 Query No: 15062002091746/2022 Serial No: 1506009493/2022		
6	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, , Ward: 26, Holding: 72 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-5924 Khatian: 975	Area of Land : 4.64063 decimal (2 Katha,13 Chatak) Area of Structure: 800 Sq Ft
Deed Details :		Deed No: I-150611840/2022 Volumne: , Page: 427070 - 427109 Date of Registration: 08/09/2022 Date of Completion: 09/09/2022 Query No: 15062002532485/2022 Serial No: 1506012029/2022		
7	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Road: Baguihati Lane, , Ward: 26, Holding: 72 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-5924 Khatian: 975	Area of Land : 4.64063 decimal (2 Katha,13 Chatak) Area of Structure: 800 Sq Ft
Deed Details :		Deed No: I-150611852/2022 Volumne: , Page: 427620 - 427638 Date of Registration:		

**Government of West Bengal**  
**Office of the COSSIPORE DUMDUM (A.D.S.R.)**  
**Receipt for fees deposited for search**  
**From - 1556**

08/09/2022 Date of Completion: 09/09/2022 Query No: 15068002700794/2022 Serial  
No: 1506012048/2022