

SOMESH MISHRA
Advocate, High Court, Kolkata

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Kolkata-700 086
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Dated : 02.02.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of a Rayati land measuring an area of 04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr. situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.900, known as K.M.C. Premises No.1912, Madurdah, Ward No.108, Assessee No.31-108-08-4027-2, under P.S. Anandapur, Kolkata – 700 107, District – South 24-Parganas.

PRESENT OWNER:

MESSRS PRABIR ENTERPRISE, a proprietorship Firm having its Business office at 27B, Bose Pukur Road, P.S. Kasba, Kolkata – 700042, represented by its sole Proprietress **SRI PRABIR PAUL**, son of Sri Santi Ranjan Paul, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107.

I have caused the necessary searches the above mentioned property in the office of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2010 to 02.02.2024 and I have gone through the Title Deed, Link Deed, BLLRO Record, K.M.C. Record etc. My search report is as follows :-

WHEREAS one Guiram Pramanik alias Pranab Kumar Pramanik, son of Late Fakir Chand Pramanik, was the absolute owner of a big plot of land situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, and during Revisional Settlement Operation the name of the said Guiram Pramanik alias Pranab Kumar Pramanik was published and recorded in the R.S. Record of Right in the said Mouza – Madurdaha, J.L. No.12, **R.S. Dag No.455, under present R.S. Khatian No.187**.

AND WHEREAS by virtue of a registered Deed of Sale dated 09.06.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.87, at Pages 194 to 200, Being No.5000, for the year 1962, said Guiram Pramanik alias Pranab Kumar Pramanik and his mother namely Smt. Barada Moni Dasi, wife of Late Fakir Chand Pramanik jointly sold, transferred, conveyed, assigned and granted the aforesaid demarcated Land measuring an area of 10


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(Ten) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of one Smt. Nirupam Maitra, wife of Dharendra Nath Maitra, residing at D-10 CIT Building, Rajendra Mallick Street, Kolkata – 700007 for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.09.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.148, at Pages 151 to 154, Deed No.8350, for the year 1962, said Smt. Nirupam Maitra sold, transferred, conveyed, assigned and granted part of the Land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Smt. Binoybati Parshan, wife of Sri Mohanlal Parshan and Smt. Bimal Kumar Parshan, wife of Sri Sohan Lal Parshan, both of residing at 16/C, Asutosh Mukherjee Road, P.S. Bhawanipore, Kolkata – 700025.

AND WHEREAS by virtue of a registered Deed of Sale dated 01.08.1975, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Deed No.3993, for the year 1975, said Smt. Binoybati Parshan and Smt. Bimal Kumar Parshan, jointly sold, transferred, conveyed, assigned and granted their entire purchased plot of Land measuring an area of 02 (Two) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Sri Rathindra Nath Chakraborty and Sri Ranendra Nath Chakraborty, both son of Sri Ajay Nath Chakraborty for a valuable consideration as mentioned therein and each having undivided $\frac{1}{2}$ share of the total land area.

AND WHEREAS by virtue of a registered Deed of Sale dated 28.08.1995, registered in the Office of the District-Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.16, at Pages 444 to 455, Deed No.783, for the year 1996, said Sri Rathindranath Chakraborty, sold, transferred, conveyed, assigned and granted his undivided $\frac{1}{2}$ share of the land measuring an area of 01 (One) Bigha comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Smt. Chandrabali Khan, wife of Sri Debudas Khan and Miss. Purnima Khan, daughter of Sri Debudas Khan, both of residing at Kalikapore, P.S. Kasba, Kolkata – 700078.

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AND WHEREAS now the said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, are the joint owners of the entire plot of land measuring an area of 02 (Two) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12.

AND WHEREAS said Sri Ranendranath Chakraborty has given one registered General Power of Attorney registered at SR Alipore vide Deed No.3671 for the year 1995 in favour of one Sri Debudas Khan, son of Late Mohanta Khan, for sell of his undivided ½ share of the land measuring an area of 01 (One) Bigha comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12 to the intending purchasers/Purchaser.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 27.06.1996, registered in the Office of A.D.S.R. Seldaha and entered into Book No. 1, Volume No.46, at Pages 195 to 210, Deed No. 1977 for the year 1996 said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted a Plot of net land measuring land area of **02 (Two) Cottahs 01 (One) Chittacks** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of **Sardar Jasbir Singh @ Jasbir Singh Grewal**, son of Late Sardar Sajjan Singh, residing at 25A, Balaram Bose 1st lane, P.S. Bhowanipur, Kolkata – 700020.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.09.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.148, at Pages 147 to 150, Deed No.8349, for the year 1962 said Smt. Nirupam Maitra, further sold, transferred, conveyed, assigned and granted part of the Land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Kushal Chand Bachhawat, since deceased son of Late Indra Chandra Bachhawat.

AND WHEREAS said Kushal Chand Bachhawat, died intestate leaving behind his wife namely Smt. Namita Bachhawat and two sons namely Sudip Bachhawat and Sumit Bachhawat, inherited the above mentioned plot of land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, as per Hindu Succession Act, 1956.

AND WHEREAS said Smt. Namita Bachhawat, Sudip Bachhawat and Sumit Bachhawat, have given one registered General Power of Attorney in favour of one Smt. Kakali Ghosh, wife of Sri Shailendra Nath Ghosh, of 112/6, Beliaghata Main Road, Kolkata – 700010.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 21.02.2007, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.3, at Pages 2290 to 2301, Deed No.06624 for the year 2008 said Smt. Namita Bachhawat, Sudip Bachhawat and Sumit Bachhawat, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted one small plot of land measuring an area of **05 (Five) Chittacks 27 (Twenty seven) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of said **Sardar Jasbir Singh @ Jasbir Singh Grewal**.

AND WHEREAS by virtue of two separate registered Deed of Sale said **Sardar Jasbir Singh @ Jasbir Singh Grewal**. purchased the total land area measuring **02 (Two) Cottahs 06 (Six) Chittacks 27 (Twenty seven) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS said **Sardar Jasbir Singh @ Jasbir Singh Grewal** mutated and recorded his land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.887 of L.R. Dag No.455 of Mouza-Madurdaha, J.L. No.12.

AND WHEREAS said **Sardar Jasbir Singh @ Jasbir Singh Grewal** recorded her name in the record of the KMC known as **KMC Premises No.1913, Madurdaha, within the KMC Ward No.108, Assessee No.31-108-05-4026-0, within the P.S. Anandapur, Kolkata – 700108** in respect of his entire purchased plot of land.

AND WHEREAS now the said **Sardar Jasbir Singh @ Jasbir Singh Grewal** is the absolute owner of the said plot of land measuring an area of **02 (Two) Cottahs 06 (Six) Chittacks 27 (Twenty seven) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **731 (Seven hundred and thirty one) Sq.ft.** more or less standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.887, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1913, Madurdah, Assessee No.31-108-05-4026-0, P.S. Anandapur, Kolkata – 700 107.....**

AND WHEREAS by virtue of a registered Deed of Sale dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1603-2022, at Pages 230391 to 230421, Deed No.160306481 for the year 2022 said **Sardar Jasbir Singh @ Jasbir Singh Grewal**, sold, conveyed, transferred from the Northern side of his entire plot of land measuring an area of **09 (Nine) Chittacks more or less** out of his entire purchased plot of land measuring **02 (Two) Cottahs 06 (Six) Chittacks 27 (Twenty seven) Sq.ft.** more or less togetherwith part of the tile shed structure measuring an area of **171 (One hundred and seventy one) Sq.ft.** more or less out of entire tile shed area measuring **731 (Seven hundred and thirty one) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.887, also lying within the jurisdiction of The Kolkata**

Municipal Corporation Ward No.108, part of the **K.M.C. Premises No.1913, Madurdah, P.S. Anandapur, Kolkata – 700 107**, in favor of the present LAND OWNER herein.....

AND WHEREAS by virtue of a registered Deed of Conveyance dated 27.06.1996, registered in the Office of A.D.S.R. Seldaha and entered into Book No. 1, Volume No.47, at Pages 386 to 399, Deed No. 1979 for the year 1996 said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted a Plot of net land measuring land area of **04 (Four) Cottahs 03 (Three) Chittacks** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of **Amarjit Singh**, son of Late Buta Singh @Boota Singh, residing at 13E, Girindra Sekar Bose Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700039 and his another two brother namely Sri Shamsher Singh and Sri Sukhpal Singh for a valuable consideration as mentioned therein and each having undivided 1/3rd share of the total property.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 21.02.2007, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.16, at Pages 8000 to 8012, Deed No.06621 for the year 2008 said Smt. Namita Bachhawat, Sudip Bachhawat and Sumit Bachhawat, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted one small plot of land measuring an area of **10 (Ten) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of the said **Amarjit Singh**, for a valuable consideration adjacent of the previous plot of land and thereafter said **Amarjit Singh**, recorded his land in the record of the KMC known as KMC Premises No.1916, Madurdaha, within the KMC Ward No.108, Kolkata - 700107.

AND WHEREAS by virtue of a registered Deed of Gift dated 13.10.2020, registered in the Office of D.S.R. II, Alipore and entered into Book No. 1, Volume No.1602-2020, at Pages 219992 to 220020, Deed No.160205610 for the year 2020 said Sri Shamsher Singh and Sri Sukhpal Singh,



donated their undivided 2/3rd share of the entire plot of land measuring an area of 02 (Two) Cottahs 12 (twelve) Chittacks 30 (Thirty) Sq.ft. out of entire plot of land measuring **04 (Four) Cottahs 03 (Three) Chittacks** more or less togetherwith tile shed situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of their brother said **Amarjit Singh** and thereafter said **Amarjit Singh**, recorded his entire plot of land measuring **04 (Four) Cottahs 03 (Three) Chittacks** more or less in the record of the KMC known as KMC Premises No.1912, Madurdaha, within the KMC Ward No.108, Kolkata - 700107.

AND WHEREAS by virtue of two separate registered Deed of Sale and also by virtue of a registered Deed of Gift said **Amarjit Singh**, is the absolute owner of the entire plot of land measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS said **Amarjit Singh**, mutated and recorded his land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.888 of L.R. Dag No.455 of Mouza-Madurdaha, J.L. No.12.

AND WHEREAS said **Amarjit Singh**, recorded his entire plot of land in the record of the KMC known as **KMC Premises No.1912, Madurdaha, within the KMC Ward No.108**, Assessee No.31-108-05-4027-2, within the P.S. Anandapur, Kolkata – 700108 in respect of his entire purchased plot of land.

AND WHEREAS now the said **Amarjit Singh**, is the absolute owner of the said plot of land measuring an area of **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.**



more or less togetherwith one tile shed structure measuring an area of **1487 (One thousand four hundred and eighty seven) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.888**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1912, Madurdah, Assessee No.31-108-05-4027-2, P.S. Anandapur, Kolkata – 700 107.**

AND WHEREAS by virtue of a registered Deed of Sale dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1603-2022, at Pages 230488 to 230521, Deed No.1603006478 for the year 2022, the land Owner herein purchased another one adjacent plot of land measuring an area of **03 (Three) Cottahs 10 (Ten) Chittacks 7.8 (Seven point eight) Sq.ft. more or less** togetherwith rest tile shed structure measuring an area of **1127 (One thousand one hundred and twenty seven) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.888**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as part of the **K.M.C. Premises No.1912, Madurdah, Assessee No.31-108-05-4027-2, P.S. Anandapur, Kolkata – 700 107**, from the said Mr. Amarjit Singh.

AND WHEREAS by virtue of registered Deed of Sale the present **LAND OWNER** herein purchased the total land area measuring **04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1912, Madurdah**, under P.S. Anandapur, Kolkata – 700 107, **situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455.**

AND WHEREAS thereafter the present land Owner herein recorded its land in the record of the BLLRO vide L.R. Khatian No.900, of **L.R. Dag No.455, of Mouza – Madurdaha, J.L. No.12** and thereafter converted its land from Beel to Bastu vide conversion Case No.679-681/2022 (Memo No.51A(C)/679-681/9300/P/22 dated 25.08.2022).

AND WHEREAS thus the present **OWNER** herein becomes the absolute owner of the said plot of land measuring net land area of **04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr. situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.900, known as K.M.C. Premises No.1912, Madurdah, Ward No.108, Assessee No.31-108-08-4027-2, under P.S. Anandapur, Kolkata – 700 107, District – South 24-Parganas.**

During investigations the available records from 2010 to 02.02.2024 in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

I hereby certify that the above mentioned property of **MESSRS PRABIR ENTERPRISE**, is free from all sorts of encumbrances, charges, liabilities, lives and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for the equitable mortgage.

Two search Receipt Nos. REGN-BB-522018 dated 24.01.2024 issued by D.R. Alipore and also REGN-BB-266122 dated 25.01.2024 issued by R.A. Kolkata are enclosed herewith.


(SOMESH MISHRA)
ADVOCATE

SOMESH MISHRA
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KOLKATA - 700086
Enrol No. F/985/2008

No. REGN BB 522018

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 2418
Date of application 24/1/24
Period for the year (s) 2010-2024
Name of office to which the record to be searched or inspected relates
DR + Scaldah
Name of person or property to be searched
Nature of document 1912 Madur daha
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

From whom received S. Misra
Fees paid under Article — 32F

- 1) (i)
- 2) (ii)
- (2)

..... Registrar of



No. REGN BB 266122

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 5422

2. Date of application 25/11/74

3. Search for the year (s) 70/71-74

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

5. Name of person or property to be searched 9

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 912 M. Murdaha

8. From whom received S. Murdaha

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

..... Registrar of