

*Santanu Sanyal*

(Advocate)  
ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.

(SEARCH REPORT ONLY)

Residence

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

Date .....

Date : 16.02.2024

**NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.**

Re. : **ALL THAT** piece and parcel of **Bastu land** measuring more or less **1 Cottah 09 Chittaks 05 Sq.ft.**, lying and situated at **Mouza - Bansdroni, J.L. No. 45, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033 corresponding to L.R. Khatian No. 3488, appertaining to R.S. & L.R. Dag No. 919, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 2339, Niranjn Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-2812-1 of the Kolkata Municipal Corporation, in the District of South 24 Parganas.**

**Present Owner : SMT. SABITA BOSE**, wife of Sri Goutam Bose, having her PAN - ALTPB3597P, Aadhaar No. 2615 5034 8562, by Religion - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at A-160, Sonali Park, P.O. & Police Station - Bansdroni, Kolkata - 700070, in the District South 24 Parganas.

I have caused necessary searches in the Office of A.D.S.R. Alipore, D.R. Alipore for a period from 2007 to 2023 (till date) and all other relevant documents in respect of the aforesaid land.

I found that above name Owner/Vendor is the sole and absolute owner seized and possessed of **ALL THAT** piece and parcel of **Bastu land** measuring more or less **1 Cottah 09 Chittaks 05 Sq.ft.**, lying and situated at **Mouza - Bansdroni, J.L. No. 45, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033 corresponding to L.R. Khatian No. 3488, appertaining to R.S. & L.R. Dag No. 919, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 2339, Niranjn Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-2812-1 of the Kolkata Municipal Corporation, in the District of South 24 Parganas.**

In course of search work and in terms of the records made available as per records I have found three entries evidencing transfer of the said land.

**THAT** One Kalu Mondal while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 02 Cottahs 02 Chittaks 00 Sq.ft. including common passage out of 13 Decimals, lying and situated at Mouza - Bansdroni, J.L. No. 45, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033, appertaining to R.S. Dag No. 919, under Police Station - Regent Park now Bansdroni, within the limits

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of Ward No. 113 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, unto and in favour of Dipak Banerjee son of Nani Bhusan Banerjee, by virtue of a registered Deed of Sale, dated - 12.05.1985 duly registered in the office of District Sub-Registrar at Alipore, recorded in Book No.I, Being No. 3353 for the year 1985 at the valuable consideration, mentioned therein.

**THEREAFTER** said Dipak Banerjee son of Nani Bhusan Banerjee while seized and possessed of the same due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 02 Cottahs 02 Chittaks 00 Sq.ft. including common passage, lying and situated at Mouza - Bansdrani, J.L. No. 45, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033, appertaining to R.S. Dag No. 919, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 113 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, unto and in favour of Sri Swapan Kumar Dutta, son of Bhpendra Nath Dutta, by virtue of a registered Deed of Sale, dated - 20.07.1985, duly registered in the office of District Sub-Registrar at Alipore, recorded in Book No.I, Volume No. 213, Pages from 353 to 359, Being No. 10145 for the year 1985 at the valuable consideration, mentioned therein.

**THAT** said Sri Swapan Kumar Dutta, son of Bhpendra Nath Dutta while seized and possessed of the said land after left portion of common passage remaining portion of land as per physical measurement more or less 1 Cottah 09 Chittaks 05 Sq.ft. seized and possessed by the said Sri Swapan Kumar Dutta, son of Bhpendra Nath Dutta without any lets or hindrances, free from all encumbrances.

**THEREAFTER** said Sri Swapan Kumar Dutta, son of Bhpendra Nath Dutta while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 1 Cottah 09 Chittaks 05 Sq.ft., lying and situated at Mouza - Bansdrani, J.L. No. 45, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033, appertaining to R.S. Dag No. 919, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 113 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, unto and in favour of Sri Achinta Mondal son of Harananda Mondal, by virtue of a registered Deed of Sale, dated - 19.03.2001, duly registered in the office of Additional District Sub-Registrar at Alipore, recorded in Book No.I, Volume No. 38, Pages from 141 to 148, Being No. 1067 for the year 2001 at the valuable consideration, mentioned therein.

**THAT** said Sri Achinta Mondal son of Harananda Mondal while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 1 Cottah 09 Chittaks 05 Sq.ft., lying and situated at Mouza - Bansdrani, J.L. No. 45, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033, appertaining to R.S. Dag No. 919, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 113 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, unto and in favour of **SMT. SABITA BOSE**, wife of Sri Goutam Bose, of A-160, Snail

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Park, P.O. & Police Station - Bansdroni, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner herein, by virtue of a registered Deed of Sale, duly registered in the office of A.D.S.R. at Alipore, recorded in Book No. I, Volume No. 146, Pages from 36 to 54, Being No. 01922 for the year 2007 at the valuable consideration, mentioned therein.

**THEREAFTER** the said **SMT. SABITA BOSE**, wife of Sri Goutam Bose, of A-160, Sonali Park, P.O. & Police Station - Bansdroni, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner/Vendor herein duly recorded her name in the records of B.L. & L.R.O. and finally, fully and absolutely published her name in the records of rights under **L.R. Khatian No. 3488** in respect of the said land.

**AFTERWARDS** the Present Land Owner herein also mutated her name in the records of the KMC and property known and numbered as KMC Premises No. 2339, Niranjan Pally "B" Block, Kolkata - 700070 and she has been paying corporation taxes in her name in the records of KMC Assessee No. 31-113-17-2812-1.

**THAT** in pursuance to the above said **SMT. SABITA BOSE**, wife of Sri Goutam Bose, of A-160, Sonali Park, P.O. & Police Station - Bansdroni, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner herein became the absolute lawful owner of **ALL THAT** piece and parcel of **Bastu land** measuring more or less **1 Cottah 09 Chittaks 05 Sq.ft.**, lying and situated at **Mouza - Bansdroni, J.L. No. 45**, R.S. No. 381, District Collectorate Touzi Nos. 63 and 64, **comprised in C.S. Khatian No. 518, R.S. Khatian No. 1033 corresponding to L.R. Khatian No. 3488, appertaining to R.S. & L.R. Dag No. 919, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 2339, Niranjan Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-2812-1 of the Kolkata Municipal Corporation**, in the District of South 24 Parganas.

I hereby certify that the above mentioned land of **SMT. SABITA BOSE**, wife of Sri Goutam Bose, of A-160, Sonali Park, P.O. & Police Station - Bansdroni, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner herein is free from all sorts of encumbrances, charges, liabilities, liens and dispendences attachment of any kind whatsoever and the said land have an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the B.L. & L.R.O. and any other authority.

The receipts for the relevant search is enclosed herewith.

*Santanu Sanyal*  
**Santanu Sanyal**  
Advocate  
Alipore Police Court  
Regd. No.-WB/143/1986

No. REGN BB 036299

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 4299
- 2. Date of application ..... 15.2.24
- 3. Search for the year (s) ..... 2007-23
- 4. Name of office to which the record to be searched or inspected relates .....  
DR + SR, Alipor
- 5. Name of person or property to be searched ... Smt. Sebita Bose
- 6. Nature of document .....
- 7. Particulars of record to be inspected (year, number, book, volume and page in  
the case of registered document) .....  
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- 8. From whom received ..... S. Sanyal
- 9. Fees paid under Article — 36/- Adm
- F (1) (i)
- F (2) (ii)
- F (2)



..... Registrar of