

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 2 Coittahs 10 Chittaks 00 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. 1859, appertaining to R.S. & L.R. Dag No. 919, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 109, Niranjani Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-0109-7 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 1994 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 an area of 2 Coittahs 10 Chittaks 00 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. 1859, appertaining to R.S. & L.R. Dag No. 919, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 109, Niranjani Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-0109-7 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 Enamel Haque, since deceased, seized and possessed of otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of landed

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property, 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 and the said Enamel Haque, since deceased, seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

THEREAFTER said Enamel Haque while seized and possessed of the said land died intestate leaving behind his son namely Kalu Mondal, as his only surviving legal heir to inherit the said landed property under the provision of the Mahamedan Act. of Law, then in force.

AND WHEREAS after demise of the said Enamel Haque his son namely Kalu Mondal entitled to the said landed property and duly recorded his name in the records of B.L. & L.R.O. and fully, finally and absolutely published his name in the records of rights as a lawful owner of land measuring more or less 13 Decimals in respect of his inherited landed property.

AFTERWARDS said 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 13 Decimals, 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 Kajal Mukherjee, son of Sukumar Mukherjee, by virtue of a registered Deed of Sale, dated - 12.03.1985, duly registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 57, Pages from 25 to 31, Being NO. 3355 for the year 1985 at the valuable consideration, mentioned therein.

SINCE EVER date of purchase the lands said Kajal Mukherjee, son of Sukumar Mukherjee mutated his name in the records of the Kolkata Municipal Corporation and property known and numbered as KMC Premises No. 109, Niranjani Pally "B" Block, Kolkata - 700070 and he has/had paying corporation taxes in his name in the records of KMC Assessee No. 31-113-17-0109-7.

THAT said Kajal Mukherjee, son of Sukumar Mukherjee 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 2 Coittahs 10 Chittaks 00 Sq.ft. out of 13 Decimals, 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.

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Khatian No. 1033, appertaining to R.S. Dag No. 919, under Police Station - Regent Park now Bansdrani, being KMC Premises No. 109, Niranjani Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-0109-7 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, Sonali Park, P.O. & Police Station - Bansdrani, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner herein, by virtue of a registered Bengali Deed of Sale, duly registered in the office of A.D.S.R. at Alipore, recorded in Book No. I, Volume No. 5, Pages from 155 to 162, Being No. 76 for the year 1994 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 - Bansdrani, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner 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. 1859** in respect of the said land.

AFTERWARDS the Present Land Owner/Vendor herein also mutated her name in the records of the KMC and she has been paying corporation taxes in her name in the records of KMC Assessee No. 31-113-17-0109-7.

THAT the said **SMT. SABITA BOSE**, wife of Sri Goutam Bose, of A-160, Sonali Park, P.O. & Police Station - Bansdrani, Kolkata - 700070, in the District South 24 Parganas, being the Present Land Owner/Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less 2 Coittahs 10 Chittaks 00 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 corresponding to L.R. Khatian No. 1859, appertaining to R.S. & L.R. Dag No. 919, under Police Station - Regent Park now Bansdrani, being KMC Premises No. 109, Niranjani Pally "B" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-17-0109-7 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 - Bansdrani, 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.

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No. REGN BB 036300

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 4300
- 2. Date of application 15.2.24
- 3. Search for the year (s) 1994 → 23
- 4. Name of office to which the record to be searched or inspected relates
DRP B.R. Alipon
- 5. Name of person or property to be searched Sant Sabita Bose
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) D
- 8. From whom received S. Sanjay
- 9. Fees paid under Article — 60/-
- F (1) (i)
- F (2) (ii)
- F (2)

