

**Sayantana Ghosh**

Advocate  
BOLPUR COURT  
Notary Public Govt. of W.G

Residence & Chamber  
Bolpur, Bhubaneswar

Mobile-9232471302

Ref .....

Date ..... 06.03.23

**Non-encumbrance search certificate and detailed report on title in respect of schedule mentioned property:-**

District - Birbhum, Police station-Bolpur, Mouza - **Kalikapur**, J.L. No. - **98**, R.S. & L.R. Plot No. **57/1500** under L.R Khatian No **5039, 1282 & 1283**, Classification- Dokan, Area **6.57** decimal.

**List of documents examined:-**

1. Xerox copy of Gift deed being deed no 143 for the year 2000 of Bolpur A.D.S.R office.
2. Xerox copy of L.R.R.O.R being Khatian no- **5039, 1282 & 1283** of Mouza- **Kalikapur**, J.L no- **98**.

**My report is as follows:-**

**WHEREAS** one Biswanath Dutta was the previous owner of 13 decimal lying and situated at Mouza - Kalikapur, J.L. No. - 98, R.S. & L.R Plot no 57/1500, under P.S. Bolpur, A.D.S.R.O - Bolpur, District - Birbhum.

**AND WHEREAS** while seized and possessed of the aforesaid property without any interruption or encumbrances by the aforesaid Biswanath Dutta transferred measuring an area of 2.60 Decimal land lying and situated at Mouza - Kalikapur, J.L no 98 comprised R.S & L.R Plot no - 57/1500, within the jurisdiction of Bolpur Municipality, Additional District Sub-Registrar Bolpur, District Birbhum, to Pradip Dutta and an area of 2.24 decimal land lying and situated at Mouza - Kalikaur, J.L no 98 comprised R.S & L.R Plot no - 57/1500, within the jurisdiction of Bolpur Municipality, Additional District Sub-Registrar Bolpur, District Birbhum, to Sudip Kumar Dutta by virtue of a Deed of Gift dated 05.01.2000 duly registered in the office of A.D.S.R Bolpur being deed no 143 for the year 2000.

**Sayantana Ghosh**  
SAYANTAN GHOSH

Advocate  
Bolpur Court

06/3/23



**Sayantana Ghosh**

Advocate  
BOLPUR COURT

Notary Public Govt. of W.G

Residence & Chamber  
Bolpur, Bhubaneswar

Mobile-9232471302

Ref .....

Date ..... 06.03.23

(2)

**AND WHEREAS** after obtained the R.S & L.R Plot no - 57/1500 of Mouza - Kalikapur, J,L no 98 within the jurisdiction of Bolpur Municipality Additional District Sub-Registrar Bolpur, District Birbhum, Pradip Dutta and Sudip Kumar Dutta duly recorded their names in L.R.R.O.R in Khatian no 1282 and 1283 respectively.

**AND WHEREAS** Biswanath Dutta died leaving behind his wife Pronoti Dutta and two son Pradip Dutta and Sudip Kumar Dutta as his legal heirs as per Hindu Succession Act 1956.

**AND WHEREAS** after the death of Biswanath Dutta his rest portion of R.S. & L.R Plot no - 57/1500 of Mouza - Kalikpur, J.L no 98 under P.S - Bolpur, District - Birbhum devolved upon his three legal heirs Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta in equal share.

**AND WHEREAS** Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta after the death of Biswanath Dutta became the absolute owners of 08.16 decimal of land of R.S & L.R Plot no - 57/1500 of Mouza - Kalikpur, J.L no 98 under P.S - Bolpur, District - Birbhum.

**AND WHEREAS** Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta duly recorded their name in L.R.R.O.R in Khatian no 5039, 5040 and 5039 respectively and Bolpur Municipality and paying necessary municipal taxes and also paying necessary rent with the B.L& L.R.O.

**Sayantana Ghosh**  
SAYANTAN GHOSH  
Advocate  
Bolpur Court  
06.03.23

**Sayantana Ghosh**

Advocate  
BOLPUR COURT  
Notary Public Govt. of W.G

Residence & Chamber  
Bolpur, Bhulandanga

Mobile-9232471302

Ref .....

Date ..... 06.03.23

(3)

**AND WHEREAS** Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta are the absolute owners and possessor of all that piece or parcel of the said land measuring an area of **6.57** Decimal, lying and situated at Mouza - Kalikpur, J.L no 98 comprised R.S. & L.R Plot no 57/1500 under L.R Khatian no - 5039,1282 & 1283 within the jurisdiction of Bolpur Municipality, Additional District Sub-Registrar Bolpur, District Birbhum.

I have made necessary searches in the A.D.S.R. Office at Bolpur for 16 years from 2008 to 2023 and I find that no transferred deed or deeds are executed and registered by Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta. And the said property is free from all encumbrances.

Search receipts are enclosed herewith.

**Sayantana Ghosh**  
SAYANTAN GHOSH

Advocate  
Bolpur Court

06.03.23



Government of West Bengal  
Office of the BOLPUR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 06-03-2023

Serial No of Application	0303001628/2023	Search No	0303001628/2023
Search for the Years	From 2008 To 2023	Record Available	From 04/01/2008 onwards
Property to be Searched	District: Birbhum, PS: Bolpur, Mouza: Kalikapur, , Plot No: RS- 00057 / 01500		
From whom Received	Sayantan Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result: No Record Found

(Mr TANMOY KOLEY)  
A.D.S.R. BOLPUR  
OFFICE OF THE A.D.S.R. BOLPUR

**Addl. Dist. Sub-Registrar  
Bolpur, Birbhum**

(Mr TANMOY KOLEY)  
A.D.S.R. BOLPUR  
OFFICE OF THE A.D.S.R. BOLPUR  
**Addl. Dist. Sub-Registrar  
Bolpur, Birbhum**




Government of West Bengal  
Office of the BOLPUR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 06-03-2023

Serial No of Application 0303001629/2023 Search No 0303001629/2023  
Search for the Years From 2008 To 2023 Record Available From 04/01/2008 onwards  
Property to be Searched District: Birbhum, PS: Bolpur, Mouza: Kalikapur, , Plot No: LR- 00057 / 01500  
From whom Received Sayantan Ghosh  
Fees Paid under Articles F1(i) 2/- F1(ii) 15/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Birbhum, PS; Bolpur, Mouza: Kalikapur, Municipality: BOLPUR,, Road: Trisulapatty road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00057/01500 Khatian: 05039/00	Area of Land: 1.73000000 decimal Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-030301508/2023, Query No: 03032000429332/2023, Serial No: 0303001540/2023, Page: 30386 - 30416, Date of Registration: 17/02/2023, Date of Completion: 17/02/2023,		
2	District: Birbhum, PS; Bolpur, Mouza: Kalikapur, Municipality: BOLPUR,, Road: Trisulapatty road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00057/01500 Khatian: 01282/00	Area of Land: 2.60000000 decimal Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-030301508/2023, Query No: 03032000429332/2023, Serial No: 0303001540/2023, Page: 30386 - 30416, Date of Registration: 17/02/2023, Date of Completion: 17/02/2023,		
3	District: Birbhum, PS; Bolpur, Mouza: Kalikapur, Municipality: BOLPUR,, Road: Trisulapatty road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00057/01500 Khatian: 01283/00	Area of Land: 2.24000000 decimal Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-030301508/2023, Query No: 03032000429332/2023, Serial No: 0303001540/2023, Page: 30386 - 30416, Date of Registration: 17/02/2023, Date of Completion: 17/02/2023,		

  
( Mr TANMOY KOLEY )  
A.D.S.R. BOLPUR  
OFFICE OF THE A.D.S.R. BOLPUR  
Addl. Dist. Sub-Registrar  
Bolpur, Birbhum