

TAPESH MISHRA,
Advocate, High Court, Calcutta
& Alipore Police Court

Office-cum-Seresta :
Alipore Police Court
(Back side of Criminal Court Building)

Residence-cum-Chamber :
69/1, Baghajatin Place
Kolkata-700 086
Mobile : 9836115120

Ref.

Dated : 04.08.2023

SEARCH REPORT

Re : ALL THAT piece and parcel of 'Bastu' land measuring an area of 3 (Three) Cottahs 9 (Nine) Chittacks 1.439 (One point Four three nine) Sq.ft. more or less as per present physical measurement, situated in Mouza – Kalikapur, J.L. No.20, R.S. No. 2, Touzi No.6, Pargana – Khaspur, comprising in R.S. & L.R. Dag No. 384, under R.S. Khatian No. 216, L.R. Khatian No. 766, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 20/1, Heder Hat, being Assessee No. 31-109-05-1178-0, under formerly P.S. Kasba, at present P.S. Purba Jadavpur, Kolkata – 700 099, District - South 24-Parganas.

PRESENT OWNER:

MR. ARJUN SHARMA, son of Sri Muneswar Sharma alias Bhuneswar Sharma, presently residing at 20, Heder Hat, Post Office - Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, formerly residing at 108, B-Block, Raja S.C. Mullick Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032, District – South 24-Parganas.

I have caused necessary searches through my clerk namely Mr. Ranjit Hati in respect of the above mentioned premises in the available records of D.R. Alipore, S.R. Sealdah and also in the office of Addl. Registrar of Assurances, Kolkata from 2000 to 04.08.2023 and I have gone through the photocopies of Title Deed, K.M.C. & B.L. & L.R.O. Mutation Certificates in the name of the present Owner, paid up K.M.C. Tax bill, Tax Clearance Certificate, sanctioned building plan etc. and after perusing all the papers in respect of the above mentioned property and also after inspection in the available records of the registration offices through my clerk above named my search report is as follows :-

WHEREAS the present Owner herein purchased one plot of 'Bastu' land measuring an area of 4 (Four) Cottahs more or less situated in Mouza – Kalikapur, J.L. No.20, R.S. No. 2, Touzi No.6, Pargana – Khaspur, comprising in R.S. Dag No. 384, under R.S. Khatian No. 216, under formerly P.S. Kasba, at present P.S. Purba Jadavpur, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, being part of K.M.C. Premises No. 20, Heder Hat, Kolkata – 700 099, by virtue of a registered Deed of Bengali Bikroy Kobala dated 23.02.2000, registered in the office of the


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District Sub-Registrar - III, Alipore, 24-Paraganas and recorded in Book No. I, Being No. 5018 for the year 2008 togetherwith all easement rights for a valuable consideration from the then Owners namely Smt. Amala Mondal, wife of Late Sudhir Mondal of 91/3/H/16. Beliaghata Main Road, Kolkata – 700 010 and Smt. Bimala Pramanick, wife of Late Lakhai Pramanick of Bakdoba, P.S. Bhangar, District – South 24-Paraganas who obtained the aforesaid property by virtue of inheritance after the death of their father Pashupati Majhi and mother Kadam Bala Majhi and the said Deed of Bikroy Kobala was Confirmed by one Smt. Badli Majhi, wife of Late Nani Majhi of Kalikapur, P.S. Kasba, now P.S. Purba Jadavpur, Ward No. 109, Kolkata – 700078 and Smt. Sumita Sengupta, wife of Sri Swapan Sengupta of 25M, Christopher Road, P.S. Tangra, Kolkata - 700 026 by joining as Confirming Parties in the said Deed and since purchase the present Owner is in the peaceful possession of the said plot of land.

AND WHEREAS since purchase the aforesaid plot of land the present Owner herein has been residing therein by erecting an Asbestos shed structure therein measuring an area of 300 (Three hundred) Sq.ft. more or less by mutating his name in the record of The Kolkata Municipal Corporation being known and numbered as K.M.C. Premises No. 20/1, Heder Hat, having Assessee No. 31-109-05-1178-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS thereafter the present Owner mutated his name in the record of Ld. B.L. & L.R.O. in respect of his aforesaid purchased property and his name has been published in the L.R. Record of Right comprising in L.R. Dag No. 384, under L.R. Khatian No. 766 of Mouza – Kalikapur, J.L. No.20 and now the present Owner herein is in physical possession of the said property which is free from all encumbrances.

AND WHEREAS the present Owner now decided to develop the said property by constructing a Multi-storied building with Lift facility, comprising of a number of residential flats on the different floors, commercial space/s and Car Parking Space/s in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided



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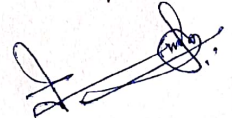
to do the same by appointing a Developer, who is financially and technically sound to construct a Multi-storied building with Lift facility upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS accordingly the present Owner herein entered into a registered Development Agreement along with Developer Power of Attorney dated 22.04.2022, registered in the Office of D.S.R. – IV, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1604-2022, Pages from 147186 to 147221, Being No. 160404132 for the year 2022 with a Promoter/Developer namely “Binayak Groups”, a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely Sri Sudip Kumar Mandal, son of Sri Samir Kumar Mondal, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, for the construction of a new Multi-storied building with Lift facility upon the aforesaid property as per the sanctioned building plan under certain terms and conditions as mentioned therein and in the said registered Development Agreement the entire Developer’s Allocation and also the entire Owner’s Allocation have been properly described.

AND WHEREAS after registration of the said registered Development Agreement along with Development Power of Attorney dated 22.04.2022 the Promoter/Developer has taken the physical measurement of the land and the land area becomes 3 (Three) Cottahs 9 (Nine) Chittacks 1.439 (One point Four three nine) Sq.ft. more or less as per present physical measurement and the same has been established by virtue of a registered K.M.C. Boundary Declaration dated 02.08.2022, registered in the Office of D.S.R. – IV, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1604-2022, Pages from 147186 to 147221, Being No. 160404132 for the year 2022.

AND WHEREAS subsequently the Developer has applied before the K.M.C. to sanction the building plan and a Ground plus Three Storied building plan with Lift facility has now been approved by K.M.C. vide sanctioned building Permit No. 2022120332 dated 29.09.2022.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2000 to 04.08.2023, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is



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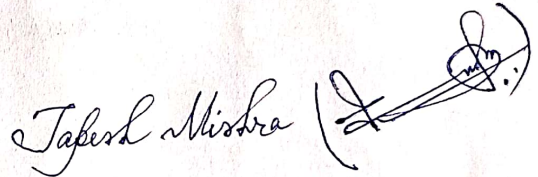
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Dated : 04.08.2023

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free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute 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 K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos. (i) REGN-BB-502358 dated 28.07.2023, issued by D.R. office at Alipore and (ii) REGN-BB-318743 dated 28.07.2023 issued by R.A. Kolkata are enclosed herewith.


[MR. TAPESH MISHRA]
Advocate

No. REGN BB 502358

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 21058
- 2. Date of application 28/7/23
- 3. Search for the year (s) 2000 - 2023
- 4. Name of office to which the record to be searched or inspected relates
- 5. Name of person or property to be searched P. - 2011, Hader Hal -
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

8. From whom received T. Mishra

9. Fees paid under Article

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



Registrar of

No. REGN BB 318743

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 48943

2. Date of application 28/7/23

3. Search for the year (s) 2020-23

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

5. Name of person or property to be searched [Signature]

6. Nature of document [Signature]

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2011 Healon Hut

8. From whom received T. Mistry

9. Fees paid under Article —
F (1) (i) 25/-

F (2) (ii)

F (2)

..... Registrar of

[Large handwritten signature]