


DEBES KUMAR MISRA, M.A., B.Com. LL.B.
Advocate, High Court, Kolkata

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High Court, Calcutta

Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086
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Dated : 12.01.2023

SEARCH REPORT

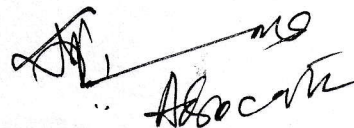
Re : ALL THAT piece and parcel of land measuring net land area of 3 (Three) Cottahs 15 (Fifteen) Chittacks 9 (Nine) Sq.ft. more or less whereon a Ground plus three storied building with Lift facility shall be erected as per sanctioned building Permit No. 2022120125 dated 01.06.2022 duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII, situated at Mouza – Chakganiagachhi, J.L. No.24, R.S. No.8½, Touzi No. 151, being Scheme Plot Nos. 14 & 15, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No.31, within K.M.C. Ward No. 109, known as K.M.C. Premises No.864, Mukundapur, Assessee No.31-109-07-0864-1, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099, District – South 24-Parganas.

PRESENT OWNERS :

(1) **SRI RAJA MUKHERJEE** and (2) **SRI ROOP MUKHERJEE**, both sons of Late Sumit Kumar Mukherjee and Late Gopa Mukherjee, both are residing at 22/1/1/9, Monohar Pukur Road, Post Office – Sarat Bose Road, Police Station – Lake, Kolkata – 700 029, District : South 24-Parganas.

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the office of Addl. Registrar of Assurances, Kolkata from 1982 to 12.01.2023 and I have gone through the Title Deed, Link Deeds, K.M.C. & B.L. & L.R.O. Mutation Certificate, Conversion Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

WHEREAS one Mahendra Nath Baidya, since deceased was the absolute owner and possessor of a plot of land measuring an area of 1.08 (One point Zero Eight) Sataks situated in Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8½, comprising in R.S. Khatian No. 31 and thereafter during Revisional Settlement operation the entire land has been recorded in the Revisional Record of Right in the name of said Mahendra Nath Baidya since deceased.


Advocate

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AND WHEREAS while enjoying the aforesaid property peacefully said Mahendra Nath Baidya died intestate leaving behind his widow namely Sm. Mrinalini Baidya and one son namely Sri Biswanath Baidya who have jointly inherited the demarcated land and property left by said Mahendra Nath Baidya as per Hindu Succession Act, 1956.

AND WHEREAS thereafter due to their urgent need of money said Sm. Mrinalini Baidya and Sri Biswanath Baidya fragmented and divided the land measuring an area of 38 (Thirty eight) Decimals out of their total land measuring an area of 1.08 (One point Zero Eight) Sataks, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No. 31 of Mouza – Chakganiagachi, into several small plots of land and prepared a master Plan by keeping common passage thereon for egress and ingress and out of which said Sm. Mrinalini Baidya and Sri Biswanath Baidya jointly sold, transferred a Plot of land measuring net land area of 3 (Three) Cottahs 15 (Fifteen) Chittacks 9 (Nine) Sq.ft. and road area 11 (Eleven) Chittacks 43 (Forty three) Sq.ft. totaling gross land area including road 4 (Four) Cottahs 11 (Eleven) Chittacks 7 (Seven) Sq.ft. being Scheme Plot Nos. 14 & 15, situated in Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8½, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No.31, togetherwith all easement rights thereto by virtue of a registered Deed of Sale dated 30.06.1982, registered in the office of District Sub-Registrar, Alipore and entered into Book No.1, Volume No.220, at Pages 298 to 302, Deed No.9093 for the year 1982 in favour of one Smt. Gopa Mukherjee, deceased mother of the present Owners No.1 & 2 herein.

AND WHEREAS after purchase the said Gopa Mukherjee, since deceased mutated her name in the record of Learned B.L. & L.R.O. in respect of the aforesaid plot of land vide Mutation Case No.1032/2012 and Memo No.18/Mut/856/ B.L.&L.R.O./A.T.M./Kasba dated 14.02.2013 under Addl. Block Land and Land Reforms Officer, Kasba and thereafter said Gopa Mukherjee also mutated her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.864, Mukundapur, being Assessee No. 31-109-07-0864-1, within K.M.C. Ward No.109, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099 and had been paying necessary K.M.C. Taxes to The Kolkata Municipal Corporation.

AND WHEREAS during life time said Gopa Mukherjee since deceased was all along in possession in the said property.



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AND WHEREAS said Gopa Mukherjee died intestate on 30.03.2015 and her husband Sumit Kumar Mukherjee died intestate on 12.08.2015 leaving behind their two sons namely Sri Raja Mukherjee and Sri Roop Mukherjee, the present Owners herein who jointly inherited the entire property each having undivided half share of the total land as per Hindu Succession Act, 1956 and there is no other legal heir and successor of said Gopa Mukherjee and Sumit Kumar Mukherjee.

AND WHEREAS now the present Owners herein are the absolute joint owners of the said land measuring net land area of 3 (Three) Cottahs 15 (Fifteen) Chittacks 9 (Nine) Sq.ft. more or less situated at Mouza – Chakganiagachhi, J.L. No.24, R.S. No.8½, Touzi No. 151, being Scheme Plot Nos. 14 & 15, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No.31, within K.M.C. Ward No. 109, known as K.M.C. Premises No.864, Mukundapur, Assessee No.31-109-07-0864-1, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099 and the present Owners herein have been enjoying their said land and property jointly without any interruption and hindrances by any body else.

AND WHEREAS the present Owners thereafter decided to develop the said land by constructing a Ground plus three storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have decided to do the same by appointing a Developer, who is financially and technically sound to construct a Ground plus three storied building with lift facility upon the aforesaid property as per the new sanction building plan to be sanctioned from The Kolkata Municipal Corporation at the cost of the Developer.

AND WHEREAS accordingly the present Owners herein jointly entered into a registered Development Agreement dated 14.03.2016, registered at D.S.R. V, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1630-2016, Pages from 25911 to 25941, Being No. 834 for the year 2016, with a Developer namely “Gharbari”, a Proprietorship Firm, having its registered office at ‘SHAGUN’, 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas, represented by its sole Proprietor namely Sri Sanjeet Kumar Roy, son of Sri Rabindra Prasad Roy, residing at ‘SHAGUN’, 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas and the



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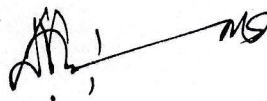
Developer has also taken separate registered Development Power of Attorney dated 14.03.2016, registered at D.S.R. V, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1630-2016, Pages from 26131 to 26155, Being No. 841 for the year 2016, against the above mentioned Premises.

AND WHEREAS thereafter the present Owners have filed an application before the Ld. B.L. & L.R.O. Office ATM Kasba for necessary Mutation in their names and the concerned B.L. & L.R.O. department mutated the above mentioned land vide Reference M/C Nos. 1781/2016 and 1780/2016, Memo Nos. 18/Mut/6386/BLLRO/ATM/ Kasba/16 and 18/Mut/6387/BLLRO/ATM/ Kasba/16 both dated 05.12.2016 in the name of Owners No.1 & 2 respectively and subsequently L.R. operation has been done at Chakganiagachhi Mouza and accordingly the names of the present Owners No.1 & 2 have been published in the L.R. Record of Right vide L.R. Khatian Nos. 393 & 394 respectively.

AND WHEREAS thereafter the present Owners converted the land from 'Shali' to 'Bastu' in nature from the Office of the Block Land & Land Reforms Officer, Kolkata, South 24-Parganas, vide Conversion Case No. CN/2021/1630/50, Memo No. 17/1777/BL & LRO/Kol dated 24.11.2021 and Conversion Case No. CN/2021/1630/49, Memo No. 17/1778/BL & LRO/Kol dated 25.11.2021 against their ownership plot of land.

AND WHEREAS after getting the Conversion Certificate the said Developer has taken sanction of a Ground plus Three Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, Vide sanctioned building Permit No. 2022120125 dated 01.06.2022 and now the Developer is developing the entire Premises through its Developer-Firm namely "Gharbari" and erecting the building thereon.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 1982 to 12.01.2023, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners as aforesaid is 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



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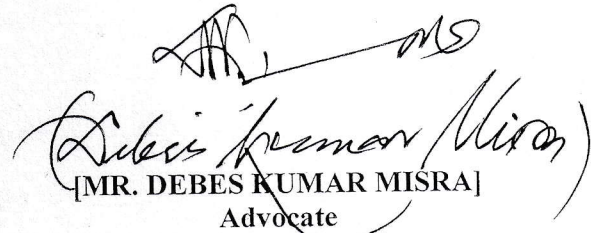
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is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos. (i) REGN-BB-137930 dated 05.01.2023, issued by D.R. office at Alipore and (ii) REGN-BB-471845 dated 05.01.2023 issued by R.A. Kolkata are enclosed herewith.


[MR. DEBES KUMAR MISRA]
Advocate

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal,
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No. REGN BB 137930

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application.....530
 - 2. Date of application05/1/23
 - 3. Search for the year (s)1982-2022
 - 4. Name of office to which the record to be searched or inspected relatesD.P.S. Sealdah
 - 5. Name of person or property to be searchedP-864, Mukundapur
 - 6. Nature of documentPS-PS-purba-fadapur
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)KOL-99
 - 8. From whom receivedD. K. Misra
 - 9. Fees paid under Article — 60/- Adr.
- F (1) (i)
F (2) (ii)
F (2)



No. REGN BB 471845

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 1845
- Date of application 5/01/23
- 3. Search for the year (s) 1982 - 22
- 4. Name of office to which the record to be searched or inspected relates P.D. Kal
- 5. Name of person or property to be searched
- 6. Nature of document sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Pre - 864, Mukundapur
P.S. Purba Jadarpur
- 8. From whom received D. K. Misra
- 9. Fees paid under Article —
F (1) (i) 30/-
= (2) (ii)
= (2)

..... Registrar of