

ALOK SAFUI

Advocate(Alipore Police Court)
Mob: 9830828274

Chamber: "Kantha Villa", 16/2, Rajani Kanta Das Road, P.S. Garfa, Kolkata - 700078,
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SEARCH REPORT

Re : ALL THAT piece and parcel of land measuring 5 (five) Cottahs 8(eight) Chittak 37 (Thirty seven) sq.ft. be the same a little more or less, along with G+IV storied building standing has been erected as per sanctioned building plan, Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, corresponding in L.R. Khatian No.2368, appertaining to R.S. & L.R. Dag No.1752, 1755, being Municipal Premises No.67/2, Purbachal Main Road, Kolkata-700078, vide Assessee No.31-106-16-2527-0, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with all easements rights appurtenances thereto.

PRESENT OWNER : SRI RANGIN BASU, son of Sri Rabindra Nath Basu, residing at "BASU VILLA" 38, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata -700078, presently residing at OAK 1806 Gulmohar Residency, Ahinsa Khand 2, Indirapuram, Ghaziabad, U.P. 201014.

I have caused searches the abovementioned property in the office of D.R. Alipore & A.D.S.R. Sealdah from 2010 to 2024 and I have gone through the title Deed, Link deed, record of right etc.

WHEREAS One Chapalamoni Mondal and others wives of Ramlal Mondal were the recorded owners in respect of a plot of land measuring about 1 acre 92 deccimal of Bastu land lying and situated at Mouza - Garfa, Touzi No. 155, J.L. No. 19, in C.S. Dag No. 1452, 1455, 1456, 1462 appertaining to C.S. Khatian No.917 and C.S. Dag No.1454 appertaining to C.S. Khatian No. 921.

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AND WHEREAS One Smt. Sova Rani Basu purchased the above mentioned property from said Chaplamoni Mondal and others by virtue of registered Deed of Bengali Kobala which was duly registered with the office of the Sub-Registrar at Alipore and was recorded in Book No. I, Volume No. 43, pages 83 to 88, being No. 1878 for the year 1954, thereafter said Sova Rani Basu constructed a single storied building on the said property.

AND WHEREAS One Smt. Sova Rani Basu sold out 2/3 share of the said property to one Smt. Probabati Basu and Sri Narayan Chandra Basu by virtue of a registered Deed of Bengali Kobala, which was duly registered with the Office of the Sub-Registrar at Alipore and was recorded in Book No. I, Volume No. 128, Pages from 238 to 241, being No. 8124 for the 1958.

AND WHEREAS at time of Revisional Settlement the said Property measuring about 1 acre 92 decimals of land in R.S. Dag No. 1752, 1754, 1755, 1756, 1762, appertaining to R.S. Khatian No. 1226, 1423 was duly recorded in R.O.R. in the name of Smt. Sova Rani Basu, Smt. Probabati Basu and Sri Narayan Chandra Basu jointly.

AND WHEREAS one Sovarani Basu, since deceased, became the owner of a plot of land measuring 1 (one) Bigha, 13 (Thirteen) Chittack be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, 1423 appertaining to R.S. Dag No.1755, by virtue of partition effected vide a Deed of Partition, which was registered in the Office of the District Sub-

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Registry Office at Alipore and was recorded in Book No.1, Volume No. 308, Pages 37 to 48, Deed no.15480 for the year 1986.

AND WHEREAS being the owner of the said land, the said Smt. Sova Rani Basu mutated her name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.67, Purbachal Main Road, having its Postal address: 38, Purbachal Main Road, Kolkata-700078, upon payment of rates and taxes thereto.

AND WHEREAS being the sole owner of the aforesaid property, the said Smt. Sova Rani Basu gifted 7 (seven) Cottah and 2 (two) Chittack, out of the aforesaid plot, to Sri Rabindranath Basu, by virtue of a Deed of Gift, which was registered with the office of the Additional District Sub-Register at Sealdah and was recorded in Book No.1, Volume No. 52, Pages 197 to 208, Deed No.1694 for the year 2001 and retained the balance land measuring 13 Cottah 11 Chittak be the same a little more or less, in her absolute possession.

AND WHEREAS while the said Sova Rani Basu enjoyed the said land, died intestate on 16.05.2002 leaving behind her one son Sri Rabindranath Basu and four daughters namely (1) Smt. Alo Ghosh, (2) Smt. Shyamali Majumder, (3) Smt. Keya Ray Sarkar and Chhaya Sengupta, since deceased as her surviving legal heirs and successors, who jointly inherited the said property, as per Hindu Succession Act. 1956.


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AND WHEREAS by way of inheritance, thus the said Sri Rabindranath Basu, Smt. Alo Ghosh, Smt. Shyamali Majumder, Smt. Keya Ray Sarkar and Chhaya Sengupta, since deceased became the owners of the said land measuring 13 Cottah 11 Chittaks be the same a little more or less, each having 1/5th share therein and seized and possessed of the said land free from all encumbrances.

AND WHEREAS while the said Chhaya Sengupta enjoyed her 1/5th share in the said property, died intestate on 08.11.1988 leaving behind her only daughter, Smt. Panchali Paul alias Chandrima Paul as her only legal heiress and successor, who inherited the said share of land left by the said deceased.

AND WHEREAS said Sri Rabindranath Basu, Smt. Alo Ghosh, Smt. Shyamali Majumder, Smt. Keya Ray Sarkar & Smt. Panchali Paul alias Chandrima Paul, unanimously have divided and demarcated the said land by 2 parts namely "Block-A" containing an area of 8 Cottah 2 Chittak 8 Sq.ft. be the same a little of more or less, and "Block-B" containing an area of 5 Cottah 8 Chittack 37 sq.ft. of land.

AND WHEREAS being the Joint Owners of the aforesaid property, Smt. Alo Ghosh, Smt. Shyamali Majumder, Smt. Keya Ray Sarkar & Smt. Panchali Paul alias Chandrima Paul, gifted their undivided 4/5th share in the land measuring 5 Cottah 8 Chittak 37 sq.ft. i.e. undivided 4 Cottahs 7 Chittaks 2 sq.ft. out of the

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existing 13 Cottahs 11 Chittaks and 00 sq.ft. to their brother said Sri Rabindranath Basu, by virtue of a Deed of Gift, which has been registered with the Office of the Additional Registrar of Assurances-I, Kolkata and is recorded in Book No.I, Volume No.11, Pages from 4927 to 4945, being No. 04667 for the year 2011.

AND WHEREAS thus said Rabindra Nath Basu became total land measuring about 5 Cottahs 8 Chittaks 37 sq.ft. more or less by way of gift Deed and by way inheritance and having peaceful possession, occupation of the said land and free from all encumbrances.

AND WHEREAS said Rabindra Nath Basu while seized and possessed of the aforesaid property, gifted land measuring about 5 (five) Cottahs 8(eight) Chittak 37 (Thirty seven) sq.ft. be the same a little more or less, along with one storied building standing thereon, measuring about 800 sq.ft. more or less, situated at Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, appertaining to R.S. & L.R. Dag No.1752, 1755, corresponding in L.R. Khatian No.2368, morefully described in the First Schedule hereunder written, to his only son namely Sri Rangin Basu, Owner herein, by virtue of a Deed of Gift, duly registered in the Office of D.S.R.-III, Alipore and recorded in Book No.I, Volume No.1603-2016, pages from 60833 to 60852, being No. 160301895 for the year 2016.

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AND WHEREAS thus the Owner herein became the owner of land measuring 5 (five) Cottahs 8(eight) Chittaks 37 sq.ft. be the same a little more or less along with one storied building standing thereon and mutated his name in the office the Kolkata Municipal Corporation in respect of the said plot of land, which has since been known and numbered as **Premises No.67/2, Purbachal Main Road, Ward No. 106, Kolkata-700078, vide Assessee No.311061625270,** upon payment of rates and taxes thereto.

I have certified that the above mentioned Property is not subjected of any restriction of Urban Land (Ceiling and Regulation) At. 1976 and the same is fit for equatable mortgage.

During investigation the available records in the Office of D.R. Alipore and A.D.S.R. Sealdah from the year 2010 to 2024, no adverse entry is found in respect of the above mentioned property and so in my opinion the above mentioned property has a marketable title and free from all encumbrances.

Search Receipt is enclosed herewith.


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