



Suprotim Saha

Advocate

Judges Court at Allpore and Barasat

MONOLATA, BA-12/2B,
Deshbandhu Nagar, Baguiati,
Kolkata - 700 059.

Ref: SS/Search/032/2024

Dated: 29.04.2024

SEARCH REPORT

Ref: ALL THAT piece and parcel of an amalgamated plot of land identified as **Scheme Plot Nos. "D" & "E"** measuring about **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH 2 [two] separate one storied residential building** each measuring about **450 [four hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52 and 51, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal;**

Present Owners of Premises:

[1A] SRIMATI MAUSHUMI SEN, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das, **[1B] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, **[2A] SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and **[2B] SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das;

I have caused necessary searches in the Office of the District Sub-Registrar - I of the District North 24-Parganas at Barasat, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - I at Kolkata, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - II at Kolkata, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - III at Kolkata, during the period from 2005 to 2024, in the Office of the Additional Registrar of Assurance - IV at Kolkata, during the period from 2015 to 2024 and in the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, during the period from 2005 to 2024 and have inspected all other relevant documents in respect of the aforesaid property and found several entries as per records available in the Offices of the Registrar concern till the day of signing of this search report.

That my report as follows:

A. That, by a **Saf Bikray Kobala** dated the **27th** day of **August, 1950 [1] SRI AMULYADHAN GHOSH** and **[2] SRI MANMOHIT GHOSH**, therein referred to

and called as the **Vendors** of the **One Part** due to their urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **18 [eighteen] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas, unto and in favour of one **SRI JATINDRA MOHAN DAS**, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 52, Pages from 67 to 72, **Being No. 3048** against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

- B. That, by virtue of aforesaid Saf Bikray Kobala, said **JATINDRA MOHAN DAS** became the sole and absolute owner of aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and thus sold out some portion of land to various purchaser or purchasers;
- C. That, during the course of enjoyment said **JATINDRA MOHAN DAS** died intestate in the year **1966** leaving behind him, his **5 [five] sons** namely **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, as the only legal heirs, successors, representatives towards the estate of deceased **JATINDRA MOHAN DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- D. That, after the demise of said **JATINDRA MOHAN DAS**, said **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, became the absolute joint owners of the aforesaid property as left by their deceased father said **JATINDRA MOHAN DAS**;
- E. That, during the course of enjoyment for their better enjoyment said **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, prepared a Partition Plan consisting of several plots of land with the help of a reputed Surveyor and by a **Mutual Deed of Partition** dated the **22nd day of February, 1980** said **SRI SANTOSH KUMAR DAS**, therein referred to and called as the **Party of the First Part**, said **SRI SUDHIR RANJAN DAS**, therein referred to and called as the **Party of the Second Part**, said **SRI BANKIM CHANDRA DAS**, therein referred to and called as the **Party of the Third Part**, said **SRI JAGADISH CHANDRA DAS**, therein referred to and called as the **Party of the Fourth Part** and said **SRI SUNIL RANJAN DAS**, therein

referred to and called as the **Party of the Fifth Part**, portioned their aforesaid properties amongst themselves;

- F. That, by virtue of aforesaid **Mutual Deed of Partition**, said **SRI JAGADISH CHANDRA DAS**, son of Late Jatindra Mohan Das, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "D"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, having **Holding and Premises No. 66 [old] 32 [new], Krishnapur Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas;
- G. That, said **JAGADISH CHANDRA DAS** thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levies, cess and other outgoings against his name regularly and punctually and during the course of enjoyment said **JAGADISH CHANDRA DAS** died intestate on **20th** day of **December, 2000** leaving behind him, **his wife** namely **SRIMATI MAYARANI DAS**, only **daughter** namely **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and **only son** namely **SRI KALLOL DAS**, as the only legal heiresses, successors and representatives towards the estate of deceased **JAGADISH CHANDRA DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- H. That, after the demise of said **JAGADISH CHANDRA DAS**, said **[1] SRIMATI MAYARANI DAS**, wife of Late Jagadish Chandra Das and daughter of Late Anath Bandhu Ray, **[2] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and **[3] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, became the absolute joint owners of the aforesaid property **each having undivided un-demarcated 1/3rd [one third] share of aforesaid property** and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levies, cess and other outgoings against their names regularly and punctually and enjoying the same without any interruption and/or hindrances from any corner;
- I. That, during the course of enjoyment, out of love, affection and confidence by a **Deed of Gift** dated the **5th** day of **August, 2022** said **SRIMATI MAYARANI DAS**, wife of Late Jagadish Chandra Das and daughter of Late Anath Bandhu Ray, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **0 [zero] Cottah 10 [ten] Chittacks 30 [thirty] Square Feet** more or less **TOGETHER WITH** portion of an **one storied building** measuring about **150 [one hundred fifty] Square Feet** more or less, which is the **undivided un-demarcated 1/3rd [one third] share** of total plot of land identified as **Scheme Plot No. "D"** measuring about **2 [two] Cottahs 0**

[zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH an one storied residential building** measuring about **450 [four hundred fifty] Square Feet** more or less, **Floor Type - Cemented**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, towards **her own daughter and son** said **[1] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and **[2] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, therein referred to and called as the **Donees** of the **Other Part** and the **Present Owners No. 1A and 1B** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in **Book No. I, Volume No. 1506-2022, Pages from 391046 to 391066, Being No. 150610443 for the year 2022** and thus handed over the peaceful vacant and physical possession of her undivided undemarcated share of the aforesaid property absolutely and forever;

- J. That, by virtue of law of inheritance and aforesaid Deed of Gift as well, said **[1] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and **[2] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, the **Present Owners No. 1A and 1B** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "D"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH an one storied residential building** measuring about **450 [four hundred fifty] Square Feet** more or less, **Floor Type - Cemented**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as **PREMISES NO. 1**;

AND WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **27th day of August, 1950 [1] SRI AMULYADHAN GHOSH** and **[2] SRI MANMOHIT GHOSH**, therein referred to and called as the **Vendors** of the **One Part** due to their urgent requirement of

lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **18 [eighteen] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas, unto and in favour of one **SRI JATINDRA MOHAN DAS**, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 52, Pages from 67 to 72, **Being No. 3048** against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

- B. That, by virtue of aforesaid Saf Bikray Kobala, said **JATINDRA MOHAN DAS** became the sole and absolute owner of aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and thus sold out some portion of land to various purchaser or purchasers;
- C. That, during the course of enjoyment said **JATINDRA MOHAN DAS** died intestate in the year **1966** leaving behind him, his **5 [five] sons** namely **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, as the only legal heirs, successors, representatives towards the estate of deceased **JATINDRA MOHAN DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- D. That, after the demise of said **JATINDRA MOHAN DAS**, said **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, became the absolute joint owners of the aforesaid property as left by their deceased father said **JATINDRA MOHAN DAS**;
- E. That, during the course of enjoyment for their better enjoyment said **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, prepared a Partition Plan consisting of several plots of land with the help of a reputed Surveyor and by a **Mutual Deed of Partition** dated the **22nd day of February, 1980** said **SRI SANTOSH KUMAR DAS**, therein referred to and called as the **Party of the First Part**, said **SRI SUDHIR RANJAN DAS**, therein referred to and called as the **Party of the Second Part**, said **SRI BANKIM CHANDRA DAS**, therein referred to and called as the **Party of the Third Part**, said **SRI JAGADISH CHANDRA DAS**, therein referred to and called as the **Party of the Fourth Part** and said **SRI SUNIL RANJAN DAS**, therein

referred to and called as the **Party of the Fifth Part**, portioned their aforesaid properties amongst themselves;

- F. That, by virtue of aforesaid Mutual Deed of Partition, said **SRI SUNIL RANJAN DAS**, son of Late Jatindra Mohan Das, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "E"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, having **Holding and Premises No. 66 [old] 32 [new], Krishnapur Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas;
- G. That, said **SUNIL RANJAN DAS** thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and during the course of enjoyment said **SUNIL RANJAN DAS** died intestate on **17th day of July, 2002** leaving behind him, **his wife** namely **SRIMATI RUMA DAS** and **2 [two] daughters** namely **[1] SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and **[2] SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh, as the only legal heiresses, successors and representatives towards the estate of deceased **SUNIL RANJAN DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- H. That, after the demise of said **SUNIL RANJAN DAS**, said **[1] SRIMATI RUMA DAS**, wife of Late Sunil Ranjan Das, **[2] SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and **[3] SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, became the absolute joint owners of the aforesaid property **each having undivided un-demarcated 1/3rd [one third] share of aforesaid property** and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against their names regularly and punctually and enjoying the same without any interruption and/or hindrances from any corner;
- I. That, during the course of enjoyment, out of love, affection and confidence by a **Deed of Gift** dated the **5th day of August, 2022** said **SRIMATI RUMA DAS**, wife of Late Sunil Ranjan Das, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **0 [zero] Cottah 10 [ten] Chittacks 30 [thirty] Square Feet** more or less **TOGETHER WITH** portion of an **one storied building** measuring about **150 [one hundred fifty] Square Feet** more or less, which is the **undivided un-demarcated 1/3rd [one third] share of total plot of land identified as Scheme Plot No. "E"** measuring

about 2 [two] Cottahs 0 [zero] Chittrack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied residential building measuring about 450 [four hundred fifty] Square Feet more or less, **Floor Type - Cemented**, lying and situated at **Moura - SATGACHI, J. L. No. 20, R. S. No. 154, Touri No. 169, Pargana - Kalihata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khathan No. 345 corresponding to C. S. Khathan No. 347 corresponding to **R. S./L. R. Khathan No. 1044**, within the local limits of **Ward No. 26 of the South Dum Dum Municipality**, having **Municipal Holding Nos. 51, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, towards her own daughters said [1] **SRIMATI SAMPA DEAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS** alias **SRIMATI SONALI GHOSH**, wife of Sri Pratum Ghosh and daughter of Late Sunil Ranjan Das, the **Present Owners No. 2A** and **2B** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "E"** measuring about 2 [two] Cottahs 0 [zero] Chittrack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied residential building measuring about 450 [four hundred fifty] Square Feet more or less, **Floor Type - Cemented**, lying and situated at **Moura - SATGACHI, J. L. No. 20, R. S. No. 154, Touri No. 169, Pargana - Kalihata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khathan No. 345 corresponding to C. S. Khathan No. 347 corresponding to **R. S./L. R. Khathan No. 1044**, within the local limits of **Ward No. 26 of the South Dum Dum Municipality**, having **Municipal Holding Nos. 51, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as **PREMISES NO. 2;**

J. That, by virtue of law of inheritance and aforesaid Deed of Gift as well, said [1] **SRIMATI SAMPA DEAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS** alias **SRIMATI SONALI GHOSH**, wife of Sri Pratum Ghosh and daughter of Late Sunil Ranjan Das, the **Present Owners No. 2A** and **2B** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "E"** measuring about 2 [two] Cottahs 0 [zero] Chittrack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied residential building measuring about 450 [four hundred fifty] Square Feet more or less, **Floor Type - Cemented**, lying and situated at **Moura - SATGACHI, J. L. No. 20, R. S. No. 154, Touri No. 169, Pargana - Kalihata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khathan No. 345 corresponding to C. S. Khathan No. 347 corresponding to **R. S./L. R. Khathan No. 1044**, within the local limits of **Ward No. 26 of the South Dum Dum Municipality**, having **Municipal Holding Nos. 51, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as **PREMISES NO. 2;**

That, during the course of enjoyment said [1] **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and [2] **SRI KALLOL**

KUMAR DAS, son of Late Jagadish Chandra Das, the **Present Owners No. 1A and 1B** herein along with said [1] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratin Ghosh and daughter of Late Sunil Ranjan Das, the **Present Owners No. 2A and 2B** herein intend to develop their respective properties by way of erection of new multi-storied building thereon and to that effect by a **Deed of Amalgamation** dated the **2nd day of September, 2022** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 1506-2022, Pages from 419674 to 419693, **Being No. 150611577** for the year **2022** said [1] **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and [2] **SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, therein referred to and called as the **Parties of the One Part** and said [1] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratin Ghosh and daughter of Late Sunil Ranjan Das, therein referred to and called as the **Parties of the Other Part** amalgamated their respective properties into a single property i.e. **ALL THAT** piece and parcel of an amalgamated plot of land identified as **Scheme Plot Nos. "D" & "E"** measuring about **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH 2 [two] separate one storied residential building** each measuring about **450 [four hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalkata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamnadar Khathan No. 345 corresponding to C. S. Khathan No. 347 corresponding to **R. S./L. R. Khathan No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52 and 51, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**.

That, said [1A] **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das, [1B] **SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, [2A] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2B] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratin Ghosh and daughter of Late Sunil Ranjan Das, the **Present Owners** herein jointly have entered into a **Development Agreement on 2nd day of September, 2022** with a reputed Developer namely **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI AVISHEK SAHA**, son of Sri Debadas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, to develop the aforesaid landed property by

way of erection of a multi-storied building thereon which was duly registered with the **Office of the Additional District Sub-Registrar at Cossipore, Dum Dum** and recorded into Book No. 1, Volume No. 1506-2022, Pages from 419694 to 419733, **Being No. 150611578** for the year **2022** under some terms and conditions mentioned therein;

That, said [1A] **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das, [1B] **SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, [2A] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2B] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratin Ghosh and daughter of Late Sunil Ranjan Das, the **Present Owners** further executed a **Development Power of Attorney after Registered Development Agreement on 2nd day of September, 2022**, by which the **Present Owners** herein have appointed said **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, as their **Constituted Attorney**, which was duly registered with the **Office of the Additional District Sub-Registrar at Cossipore, Dum Dum** and recorded into Book No. 1, Volume No. 1506-2022, Pages from 420304 to 420322, **Being No. 150611601** for the year **2022**;

That, by virtue of aforesaid law of inheritance, aforesaid Deeds and mutation as well, the **Present Owners** herein became the absolute joint owners of aforesaid Premises and seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sorts of encumbrances, attachments, liens, dispendens, alignments, requisitions, acquisitions and liabilities whatsoever;

Hence, in my opinion that the aforesaid **Present Owners** absolutely hold good, clear and fair marketable title to aforesaid Premises as per records available in the **Offices of the Registrar** concern and the aforesaid Premises are also free from all sorts of encumbrances and attachments whatsoever.

The receipts for the relevant searches are enclosed herewith.

Suprotim Saha
Advocate

Government of West Bengal
Office of the D.S.R. - I NORTH 24-PARGANAS
Receipt for fees deposited for Search

From - 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS. Dumdum, Mouza: Sargachh, Plot No: LR - 05705
Applicant Name : Mr. Suprotim Saha
Search Result : No Record Found

Government of West Bengal
Office of the A. R. A. - I KOLKATA

Receipt for fees deposited for search

From - 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, Pq: Dumdum, Mouza: Sargachi, Plot No: 18 - 05/75
Applicant Name : Mr Suprotm Saha

Search Result

1 No Record Found

Government of West Bengal
Office of the A. R. A. - II KOLKATA
Receipt for fees deposited for search

From - 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Barganas, PS: Dumdum, Mouza: Satgachi, Plot No: LR - 05705
Applicant Name : Mr. Suprohm Saha
Search Result : No Record Found

Government of West Bengal
Office of the A. R. A. - III KOLKATA
Receipt for fees deposited for search
From - 1556

Date of Application
Search for the year
Property to be Searched
Applicant Name

: 29/04/2024
: From 2005 To 2024
: District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05705
: Mr Suprotim Saha

Search Result

: **No Record Found**

**Government of West Bengal
Office of the A. R. A. – IV KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2015 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05705
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05705
Applicant Name : Mr Suprotim Saha

Search Result:

Sl. No.	Property Location	Property Type & Transaction	Plot & Khatian No. and Zone	Area of Property
1	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26, Holding: 51 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : LR-5705 Khatian: 1044	Area of Land : 0.55 decimal (5 Chatak, 15 Sqft) Area of Structure: 150 Sq Ft
Deed Details :		Deed No: I-150610436/2022 Volumne: , Page: 391368 - 391388 Date of Registration: 10/08/2022 Date of Completion: 18/08/2022 Query No: 15062002303147/2022 Serial No: 1506010566/2022		
2	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26, Holding: 52 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : LR-5705 Khatian: 1044	Area of Land : 0.55 decimal (5 Chatak, 15 Sqft) Area of Structure: 150 Sq Ft
Deed Details :		Deed No: I-150610443/2022 Volumne: , Page: 391046 - 391066 Date of Registration: 10/08/2022 Date of Completion: 18/08/2022 Query No: 15062002303471/2022 Serial No: 1506010567/2022		
3	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	Plot No : LR-5705 Khatian: 1044	Area of Land : 3.3 decimal (2 Katha) Area of Structure: 900 Sq Ft
Deed Details :		Deed No: I-150611577/2022 Volumne: , Page: 419674 - 419693 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15062002637247/2022 Serial No: 1506011789/2022		
4	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-5705 Khatian: 1044	Area of Land : 3.3 decimal (2 Katha) Area of Structure: 450 Sq Ft
Deed Details :		Deed No: I-150611578/2022 Volumne: , Page: 419694 - 419733 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15062002607313/2022 Serial No: 1506011791/2022		
5	District: North 24-Parganas, PS; Dum Dum, Mouza: Satgachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-5705 Khatian: 1044	Area of Land : 3.3 decimal (2 Katha) Area of Structure: 450 Sq Ft
Deed Details :		Deed No: I-150611601/2022 Volumne: , Page: 420304 - 420322 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15068002645349/2022 Serial No: 1506011806/2022		

Government of West Bengal
Office of the D.S.R. – I NORTH 24-PARGANAS
Receipt for fees deposited for Search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05706
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

Government of West Bengal
Office of the A. R. A. – I KOLKATA
Receipt for fees deposited for search
From – 1556

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05706
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

**Government of West Bengal
Office of the A. R. A. - II KOLKATA
Receipt for fees deposited for search
From - 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05706
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

**Government of West Bengal
Office of the A. R. A. – III KOLKATA
Receipt for fees deposited for search
From – 1556**

Date of Application : 29/04/2024
Search for the year : From 2005 To 2024
Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachi, Plot No: LR - 05706
Applicant Name : Mr Suprotim Saha
Search Result : No Record Found

Government of West Bengal
Office of the A. R. A. - IV KOLKATA
Receipt for fees deposited for search
From - 1556

Date of Application
Search for the year
Property to be Searched
Applicant Name

Search Result

29/04/2024

From 2015 To 2024

District: North 24 Parganas, PS: Sundari, Block: Salgachhi, Plot No: 1A - 05/06
Mr Supratim Saha

No Record Found

Government of West Bengal

Office of the COSSIPORE DUMDUM (A.D.S.R.)

Receipt for fees deposited for search

From - 1556

date of Application : 29/04/2024
 Search for the year : From 2005 To 2024
 Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Sargachi, Plot No: LR - 05706
 Applicant Name : Mr. Suprotim Saha

Search Result:

Sl. No.	Property Location	Property Type & Transaction	Plot & Khasra No. and Zone	Area of Property
1	District: North 24-Parganas, PS: Dum Dum, Mouza: Sargachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26, Holding: 51 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift in Favour of Family members	Plot No : LR-5706 Khasra: 1044	Area of Land : 0.55 decimal Area of Structure: 15 Sq Ft 150 Sq Ft
Deed Details:				
Deed No: 1-150610436/2022 Volume: , Page: 391348 Registration: 10/08/2022 Date of Completion: 18/08/2022 Query No: 15060002030147/2022 Serial No: 1506010566/2022				
Area of Land : 0.55 decimal Area of Structure: 15 Sq Ft 150 Sq Ft				
2	District: North 24-Parganas, PS: Dum Dum, Mouza: Sargachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26, Holding: 52 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift in Favour of Family members	Plot No : LR-5706 Khasra: 1044	Area of Land : 0.55 decimal Area of Structure: 150 Sq Ft
Deed Details:				
Deed No: 1-150610448/2022 Volume: , Page: 391046 - 391066 Date of Registration: 10/08/2022 Date of Completion: 18/08/2022 Query No: 15060002030471/2022 Serial No: 1506010567/2022				
Area of Land : 0.55 decimal Area of Structure: 900 Sq Ft				
3	District: North 24-Parganas, PS: Dum Dum, Mouza: Sargachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26 Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [1301] Merge/Demerge, Amalgamation (other than company amalgamation)	Plot No : LR-5706 Khasra: 1044	Area of Land : 3.3 decimal (2 Khasra) Area of Structure: 900 Sq Ft
Deed Details:				
Deed No: 1-150611571/2022 Volume: , Page: 419674 - 419683 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15062002637247/2022 Serial No: 1506011780/2022				
Area of Land : 3.3 decimal (2 Khasra) Area of Structure: 1044				
4	District: North 24-Parganas, PS: Dum Dum, Mouza: Sargachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0110] Sale, Construction Agreement or Development Agreement	Plot No : LR-5706 Khasra: 1044	Area of Land : 3.3 decimal (2 Khasra) Area of Structure: 450 Sq Ft
Deed Details:				
Deed No: 1-150611578/2022 Volume: , Page: 419694 - 419733 Date of Registration: 02/09/2022 Serial No: 1506011791/2022				
Area of Land : 3.3 decimal (2 Khasra) Area of Structure: 450 Sq Ft				
5	District: North 24-Parganas, PS: Dum Dum, Mouza: Sargachi, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, Deed Registered in: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0138] Sale, Power of Attorney after Registered Development Agreement	Plot No : LR-5706 Khasra: 1044	Area of Land : 3.3 decimal (2 Khasra) Area of Structure: 450 Sq Ft
Deed Details:				
Deed No: 1-150611601/2022 Volume: , Page: 420304 - 420322 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15068002646349/2022 Serial No: 1506011806/2022				
Area of Land : 3.3 decimal (2 Khasra) Area of Structure: 450 Sq Ft				

Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for search
From – 1556

date of Application : 29/04/2024
 search for the year : From 2005 To 2024
 Property to be Searched : District: North 24-Parganas, PS: DumDum, Mouza: Satgachh, Plot No: LR- 05706
 Applicant Name : Mr Suprothm Saha

Search Result:

Sl. No.	Property Location	Property Type & Transaction	Plot & Khastan No. and Zone	Area of Property
1	District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachh, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26, Holding: 51 Deed Registered In: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift In Favour of family members	Plot No : LR-5706 Khastan: 1044	Area of Land : 0.55 decimal (5 Chakr,15 Sqft) Area of Structure: 150 Sq Ft
Deed Details : Deed No: I-150610436/2022 Volume: , Page: 391368 - 391388 Date of Registration: 10/08/2022 Date of Completion: 18/08/2022 Query No: 1506200230347/2022 Serial No: 1506010566/2022				
2	District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachh, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26, Holding: 52 Deed Registered In: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0201] Gift, Gift In Favour of family members	Plot No : LR-5706 Khastan: 1044	Area of Land : 0.55 decimal (5 Chakr,15 Sqft) Area of Structure: 150 Sq Ft
Deed Details : Deed No: I-150610443/2022 Volume: , Page: 391046 - 391066 Date of Registration: 10/08/2022 Date of Completion: 18/08/2022 Query No: 1506200230347/2022 Serial No: 1506010567/2022				
3	District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachh, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, , Ward: 26 Deed Registered In: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [1301] Merger/Demerge, Amalgamation (Other than company amalgamation)	Plot No : LR-5706 Khastan: 1044	Area of Land : 3.3 decimal (2 Katha) Area of Structure: 900 Sq Ft
Deed Details : Deed No: I-150611577/2022 Volume: , Page: 419674 - 419693 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 1506200263247/2022 Serial No: 1506011789/2022				
4	District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachh, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, Deed Registered In: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction Agreement	Plot No : LR-5706 Khastan: 1044	Area of Land : 3.3 decimal (2 Katha) Area of Structure: 450 Sq Ft
Deed Details : Deed No: I-150611578/2022 Volume: , Page: 419694 - 419733 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15062002607313/2022 Serial No: 1506011791/2022				
5	District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachh, Municipality: SOUTH DUM DUM,, Premises: 66, Road: Sunil Sen Sarani, Deed Registered In: A.D.S.R. COSSIPORE DUMDUM	Property Type: Land Transaction: [0138] Sale, Development, Power of Attorney after Registered Development Agreement	Plot No : LR-5706 Khastan: 1044	Area of Land : 3.3 decimal (2 Katha) Area of Structure: 450 Sq Ft
Deed Details : Deed No: I-150611601/2022 Volume: , Page: 420304 - 420322 Date of Registration: 02/09/2022 Date of Completion: 05/09/2022 Query No: 15068002645349/2022 Serial No: 1506011806/2022				