

Raghunath Dutta

(Advocate)

Bolpur Court, Birbhum.

Chamber & Resi.: Netaji Road,

P.O. Bolpur, Dist.- Birbhum

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Date. 20.07.2023

SEARCH AND MARKETABILITY REPORT

In respect of the property situated in the District Birbhum, P.S. Bolpur at present Santiniketan, Sub-Division Bolpur, Mouza **Madhusudanpur**, J.L. No. 68, R.S. Khatian Nos. 147, 148 & 149, L.R. Khatian Nos. 1227 & 1228, C.S. Plot No. 477, R.S. & L.R. Plot No. 477/562, Classification - Bastu, Area - **90** Decimals/Sataks or 39204 sq.ft. or 02 Bighas 14 Cuttahas 09 Gondas under A.D.S.R. office Bolpur, lying within the limits of Ruppur Gram Panchayet and Sriniketan Santiniketan Development Authority, at present under Bolpur Municipality Ward No. 02, Holding Nos. 2/1199 and 2/1198.

WHEREAS the property measuring 102 decimals of R.S. & L.R. Plot No. 477/562 in 16 annas of Mouza Madhusudanpur, J.L. No. 68, P.S. Bolpur at present Santiniketan, Dist. Birbhum previously belonged to one Bhabarani Chowdhury wife of Narendra Nath Chowdhury and her name was duly recorded/mutated in R.S. Khatian Nos. 147, 148 and 149 of Mouza Madhusudanpur, P.S. Bolpur at present Santiniketan, Dist. Birbhum.

AND WHEREAS said Bhabarani Chowdhury died intestate on 29.01.1991 (her husband Narendra Nath Chowdhury predeceased her) leaving behind her only daughter Rini Chowdhury as her only legal heiress and the property left by said Bhabarani Chowdhury including the property mentioned above exclusively devolved upon said Rini Chowdhury.

AND WHEREAS said Rini Chowdhury @ Rini Konar having been the owner and possessor of the property mentioned above, died intestate on 06.08.2018 leaving behind her husband Dr. Arabinda Konar and her only daughter Rani Chatterjee as her only legal heirs and the property left by said Rini Chowdhury @ Rini Konar including the property mentioned above equally devolved upon said Dr Arabinda Konar and Rani Chatterjee.



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Enr. No. WB/458/97

Bolpur Birbhum

Contd.....2

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AND WHEREAS said Dr Arabinda Konar and Rani Chatterjee, the present owners, duly recorded/mutated their names in L.R. Khatian Nos. 1227 and 1228 respectively of Mouza Madhusudanpur in the office of B.L. & L.R.O Bolpur regarding the property mentioned above.

AND WHEREAS said Dr. Arabinda Konar and Rani Chatterjee have been paying Govt. Rent of the said property mentioned above upto date.

AND WHEREAS said Dr Arabinda Konar duly mutated his name under Holding No. 2/1199, Ward No. 02 of Bolpur Municipality and has been paying Municipal Tax regarding the said property mentioned above up to date.

AND WHEREAS said Rani Chatterjee duly mutated her name under Holding No. 2/1198, Ward No. 02 of Bolpur Municipality and has been paying Municipal Tax regarding the said property mentioned above up to date.

Perused the documents supplied to me and from those documents I am of the opinion that said Dr Arabinda Konar and Rani Chatterjee have got good marketable title in the said property.

That the A.D.S.R. Office at Bolpur, D.S.R. Office of Birbhum at Suri and all other relevant registration Offices were searched by me from 2008 to 2023 through W.B. Registration Website and the office of B.L. & L.R.O. Bolpur was also searched by me and it appears that the above mentioned property has not been transferred nor encumbered anywhere during the said period.

Submitted



(Raghunath Dutta)

Advocate, Bolpur Court.

Raghunath Dutta

Advocate

Enr. No. WB/458/97

Bolpur, Birbhum