

SAMAR DAS

ADVOCATE,
HIGH COURT, CALCUTTA,
BAR ASSOCIATION. ROOM

CHAMBER :

S-2, GROUND FLOOR.

KIRON APARTMENT, BALIA MORE,

P.O. - GARIA, KOLKATA - 700084.

MOBILE No. 099034-23220.

Ref :

Date :18/02/2023.....

SEARCH REPORT/ NON ENCUMBRANCE CERTIFICATE

Ref: ALL THAT Plot of Bastu Land measuring 38 (Thirty Eight) Cottahs 5 (Five) Chittaks 20 (Twenty) Sq. ft., be the same a little more or less, at Holding No. 659, Panchpota, Ward No. 03 of the Rajpur - Sonarpur Municipality, comprised of 27 Cottahs 7 Chittaks 08 Sft. Land at L.R. Dag No. 184 appertaining to L.R. Khatian Nos. 3204, 3205, 3206, 3207, 3365, 3377, 3378, 3619 (presently 4885), 3620 3621, and 10 Cottahs 14 Chittaks 12 Sft. land at L.R. Dag No. 185 appertaining to L.R. Khatian Nos. 3619 (presently 4885), 3620 and 3621 corresponding to R.S. Dag No. 169 under R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of Mouza - Panchpota, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana - Medanmalla, P.S. - Sonarpur, District - 24 Parganas now South 24 Parganas, Kolkata - 700152.

Present Owners :

- (1) DR. MRINAL KANTI CHAKRABARTI, son of Late Priti Ranjan Chakrabarti, residing at 89, Garia Park, Kolkata - 700084, Post Office - Garia, Police Station - Patuli, District - South 24 Parganas, West Bengal;
- (2) SMT. GOURI ROY, wife of Sri Sankar Roy and daughter of Late Priti Ranjan Chakrabarti, residing at 53/2, P.K. Ray Choudhury Lane, Ahana Apartment, Block - A, Flat - 4C, P.O. - B Garden, P.S. - A.J.C. Bose Botanical Garden, PIN - 711103, District - Howrah;
- (3) SMT. JHARNA DAS (PAN - AVHPD0761D) & (AADHAAR NO. 7108 0563 8889), wife of Late Dipak Kumar Das, residing at F-1/160, Purbi Co-Operative Housing Society, Flat No. 7, B.P. Township, Kolkata - 700094, P.O.- Garia, P.S - Patuli, District - 24 Parganas (South), West Bengal;
- (4) SRI AMITAVA MONDAL, son of Late Samarendra Nath Mondal, residing at 132, Garfa Main Road, Lalgate, Kolkata - 700078, P.O.- Haltu, P.S - Garfa, District - 24 Parganas (South), West Bengal;
- (5) SMT. SARMISTHA MONDAL (PAN - CECPM4145J) & (AADHAAR NO. 5717 1142 0576), wife of Sri Amitava Mondal, residing at 132, Garfa Main Road, Lalgate, Kolkata - 700078, P.O.- Haltu, P.S - Garfa, District - 24 Parganas (South), West Bengal;
- (6) MR. ASHUTOSH DAS, son of Late Harish Chandra Das, residing at 5, New Santoshpur Main Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700075;



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High Court, Calcutta

Enrolment No. : W691/05

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(7) **MR. MANOTOSH DAS**, son of Late Harish Chandra Das, residing at 452, Rajapur (West), Swami Vivekananda Road, Post Office and Police Station - Jadavpur, Kolkata - 700032;

(8) **MR. SURAJIT KUMAR DAS**, son of Late Harish Chandra Das, residing at 242, A.J.C. Bose Road, Flat No. C-4, Post Office - Gokhel, Police Station - Bhowanipur, Kolkata - 700020; and

(9) **MRS. BASANA DAS**, wife of Late Baidyanath Das, residing at 24, Lake East 3rd Road, Flat No. 6, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700075.

This is to certify that I have caused necessary searches at the office of the R.A. - I, Kolkata, D.S.R., Alipore, South 24 Parganas, and A.D.S.R., Sealdah, South 24 Parganas for the period of 2009 to 2023 (upto date) and all other relevant documents in respect of the aforesaid property.

My report is as follows :

During searches in the aforesaid Registration Offices concerned, so far papers and records available therein and other relevant documents supplied to me I am of opinion that -

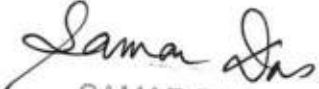
WHEREAS on 29.07.1960 one **Binod Behari Naskar alias Binay Krishna Naskar**, sold, transferred and conveyed **ALL THAT** piece and parcel of Shali land measuring **72½ decimals out of 1 Acre 45 Satak** of land, lying and situated at **R.S. Dag No. 169** appertaining to R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of **Mouza - Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana - Medanmalla, P.S. - Sonarpur, District - 24 Parganas now South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to one **Prativa Chakrabarty**, wife of Priti Ranjan Chakraborty which was registered in the Office of the Sub Registrar of Baruipur and therein recorded as Book No. I, Volume No. 82, Pages from 239 to 241, being Deed No. 7440 for the year 1960.

AND WHEREAS after the purchase of the aforesaid 72½ decimals of land, the said 72½ decimals of land was mutated in the R.S. Settlement Records as **72 Decimals** of Land in the name of said **Prativa Chakrabarty**.

AND WHEREAS the said R.S. Dag No. 169 was renumbered as L.R. Dag Nos. 184 and 185 in L.R. Settlement.

AND WHEREAS in the L.R. Settlement Record, the said total **72 decimals** of land was recorded in the name of said **Prativa Chakrabarty** in respect of two L.R. Plots, bearing L.R.

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Plot No. 184 and L.R. Plot No. 185. Land measuring with a total area of **54 decimals** was recorded in respect of **L.R. Dag No. 184**, classification being Shali and Land measuring with a total area of **18 decimals** was recorded in respect of **L.R. Dag No. 185**, classification being Bastu. The aforesaid **54 decimals** of land and **18 decimals** of land, in total measuring **72 decimals** of land was recorded under **L.R. Khatian No. 238** in the name of said **Prativa Chakrabarty**.

AND WHEREAS on 25.06.1982 the said **Prativa Chakrabarty** gifted and conveyed **ALL THAT** piece and parcel of Shali land measuring **7 Decimals** out of said **72 Decimals** of land, lying and situated at **R.S. Dag No. 169** appertaining to R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of **Mouza – Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to her son, named; **Sri Tushar Kanti Chakrabarti**, by virtue of Bengali Gift Deed which was registered in the Office of the Sadar Registration, Alipore, 24 Parganas and therein recorded as Book No. I, Volume No. 205, Pages from 268 to 272, being Deed No. 8599 for the year 1982.

AND WHEREAS on 25.06.1982 the said **Prativa Chakrabarty** gifted and conveyed **ALL THAT** piece and parcel of Shali land measuring **7 Decimals** out of said **72 Decimals** of land, lying and situated at **R.S. Dag No. 169** appertaining to R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of **Mouza – Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to her husband, named; **Sri Priti Ranjan Chakrabarty**, by virtue of Bengali Gift Deed which was registered in the Office of the Sadar Registration, Alipore, 24 Parganas and therein recorded as Book No. I, Volume No. 205, Pages from 273 to 276, being Deed No. 8600 for the year 1982.

AND WHEREAS on 25.06.1982 the said **Prativa Chakrabarty** gifted and conveyed **ALL THAT** piece and parcel of Shali land measuring **7 Decimals** out of said **72 Decimals** of land, lying and situated at **R.S. Dag No. 169** appertaining to R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of **Mouza – Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to her son, named, **Dr. Mrinal Kanti Chakrabarti**, by virtue of Bengali Gift Deed which was registered in the Office of the


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Sadar Registration, Alipore, 24 Parganas and therein recorded as Book No. I, Volume No. 205, Pages from 277 to 280, being Deed No. 8601 for the year 1982.

AND WHEREAS the said **Prativa Chakrabarty** sold and conveyed **ALL THAT** piece and parcel of Shali land measuring **8.25 Decimals Shali land** out of said **72 Decimals** of land, lying and situated at **R.S. Dag No. 169** appertaining to R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of **Mouza - Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana - Medanmalla, P.S. - Sonarpur, District - 24 Parganas now South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to one Narayan Chakrabarty by virtue of a Deed of Sale registered in the Office of the Sub-Registrar, Sonarpur, 24 Parganas and therein recorded as Book No. I, Volume No. 70, Pages from 55 to 59, being Deed No. 4371 for the year 1982. (It is to be noted that this property is not included in this Deed of Amalgamation.)

AND WHEREAS the said **Prativa Chakrabarty** sold, transferred and conveyed **ALL THAT** piece and parcel of Shali land measuring **4 Cottahs 10 Chittacks 12 sq. ft. [equivalent to 7.67 Decimals]** out of said **72 Decimals** of land, lying and situated at **R.S. Dag No. 169** appertaining to R.S. Khanda Khatian No. 430 arising from Khatian No. 244 corresponding to C.S. Dag No. 153, C.S. Khatian No. 192 of **Mouza - Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana - Medanmalla, P.S. - Sonarpur, District - 24 Parganas now South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to **Dr. Apurba Kumar Bandyopadhyay**, by virtue of Bengali Bikroy Kobala executed on 28.06.1982 and registered on 29.06.1982 at the Office of the Sub-Registrar, Sonarpur and therein recorded as Book No. I, Volume No. 70, Pages from 60 to 71, being Deed No. 3472 for the year 1982.

AND WHEREAS after purchasing the aforesaid land, said **Dr. Apurba Kumar Bandyopadhyay** mutated his name in respect of the aforesaid land in the L.R. Settlement Record under **L.R. Khatian No. 2265 in L.R. Dag No. 184** corresponding to R.S. Dag No. 169 of Mouza - Panchpota.

AND WHEREAS on 27.09.2012, the said **Dr. Apurba Kumar Bandyopadhyay**, son of Late Mrityunjay Bandyopadhyay, sold, transferred and conveyed **ALL THAT** piece and parcel of Shali land measuring **2 Cottahs 5 Chittacks 6 sq. ft. [equivalent to 3.835 decimals]**, be it a little more or less, lying and situated at **L.R. Dag No. 184** under L.R. Khatian No. 2265 corresponding to **R.S. Dag No. 169** under R.S. Khanda Khatian No. 430 of **Mouza -**


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Panchpota, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana – Medanmalla, P.S. – Sonarpur, District South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to **Smt. Jharna Das**, by virtue of Sale Deed which was registered in the Office of the D.S.R. – IV, Alipore, South 24 Parganas and therein recorded as Book No. I, CD Volume No. 26, Pages from 215 to 230, being Deed No. 07771 for the year 2012.

AND WHEREAS by virtue of aforesaid Deed, being Deed No. 07771 for the year 2012, the said **Smt. Jharna Das, the Owner No. 3 herein** has become owner of land measuring about **2 Cottahs 5 Chittacks 6 sq. ft. [equivalent to 3.835 decimals]** and in the records of the concerned Land and Land Reforms Office, the aforesaid land is recorded as **4 decimals** of land in the name of **Smt. Jharna Das** under **L.R. Khatian No. 3365** appertaining to **L.R. Dag No. 184** of **Mouza – Paanchpota** and she has been in possession and enjoyment of the said property by paying Khajna to the concerned authority and also she got mutated the said property in her name in the department of Rajpur – Sonarpur Municipality and paid municipal taxes under Holding No. 2409, Panchpota, Ward No. 3 of the Rajpur – Sonarpur Municipality.

AND WHEREAS on 13.02.2013, the said **Dr. Apurba Kumar Bandyopadhyay**, son of Late Mrityunjoy Bandyopadhyay, sold, transferred and conveyed **ALL THAT** remaining piece and parcel of Shali land measuring **2 Cottahs 5 Chittack 6 sq.ft. [equivalent to 3.835 decimals]**, be it a little more or less, lying and situated at **L.R. Dag No. 184** under L.R. Khatian No. 2265 corresponding to **R.S. Dag No. 169** under R.S. Khanda Khatian No. 430 of **Mouza – Panchpota**, J.L. No. 42, R.S. No.11, Touzi No. 250, Pargana – Medanmalla, P.S. – Sonarpur, District South 24 Parganas TOGETHERWITH with all easement rights appurtenant thereto free from all encumbrances whatsoever to **Sri Amitava Mondal** and **Smt. Sarmistha Mondal**, by virtue of Sale Deed which was registered in the Office of the D.S.R. – IV, Alipore, South 24 Parganas and therein recorded as Book No. I, CD Volume No. 6, Pages from 521 to 535, being Deed No. 01157 for the year 2013.

AND WHEREAS by virtue of aforesaid Deed, being Deed No. 01157 for the year 2013, the said **Sri Amitava Mondal** and **Smt. Sarmistha Mondal, Owner Nos. 4 and 5 herein** have become joint/co-owners of land measuring about **2 Cottahs 5 Chittack 6 sq.ft. [equivalent to 3.835 decimals]** and after becoming owners in the manner stated hereinabove, they got their names mutated in respect of the aforesaid land in the records of the concerned Land and Land Reforms Office. Land measuring **2 decimals** in L.R. Dag No. 184 has been recorded in L.R. Settlement in the name of **Sri Amitava Mondal** under **L.R. Khatian No. 3377** & Land measuring **2 decimals** in L.R. Dag No. 184 has been recorded in L.R. Settlement in the name

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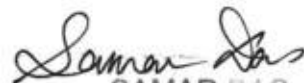
of **Smt. Sarmistha Mondal** under **L.R. Khatian No. 3378** and they have been peacefully possessing and enjoying the aforesaid land by paying Khajna to the concerned authority.

AND WHEREAS said **Sri Amitava Mondal** and **Smt. Sarmistha Mondal** have got their names recorded in the records of Rajpur-Sonarpur Municipality in respect of the aforesaid property under the ownership of said **Sri Amitava Mondal** and **Smt. Sarmistha Mondal** and paid municipal taxes under Holding No. 2400, Panchpota, Ward No. 3 of the Rajpur – Sonarpur Municipality.

AND WHEREAS after such transfer by 5 deeds in the year 1982 the said **Prativa Chakrabarty** became the owners of remaining land measuring more or less 35 decimals land in R.S. Dag No. 169 appertaining to R.S. Khanda Khatian No. 430 of Mouza – Panchpota, J.L. No. 42, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas.

AND WHEREAS the said **Prativa Chakrabarty** died intestate on **12.02.1984**, leaving behind her the following legal heirs and successors, namely; **1) Sri Priti Ranjan Chakrabarty (Husband), 2) Sri Tushar Kanti Chakrabarti (son), 3) Dr. Mrinal Kanti Chakrabarti (son) and 4) Smt. Gouri Roy (daughter)** and by way of inheritance as per Hindu Succession Act, 1956 the said heirs of Prativa Chakrabarty became the owners of the said property left by the said Prativa Chakrabarty.

AND WHEREAS the said **Sri Priti Ranjan Chakrabarty, Dr. Mrinal Kanti Chakrabarti and Smt. Gouri Roy** jointly sold, transferred and handed over 2 Cottahs 9 Chittaks 1 Sq. ft. land by virtue of a Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. I, Volume No. 98, copied at Pages 145 to 151, Being No. 6946 for the year 1993 and 1 Cottah 9 Chittaks 40 Sq. Ft. by virtue of another Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. I, Volume No. 98, copied at Pages 166 to 172, Being No. 6949 for the year 1993 altogether measuring **4 Cottahs 2 Chittaks 41 Sq. ft.** Shali land in R.S. Dag No. 169 appertaining to R.S. Khanda Khatian No. 430 of Mouza – Panchpota, J.L. No. 42, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas from the property inherited by them from Prativa Chakrabarty and the property they got by way of gift from the said Prativa Chakrabarty in favour of **Ashutosh Das, the Owner No. 6 herein**. And since then the said Ashutosh Das, the owners No. 6 herein has been in possession and enjoyment of the said property till now without any hindrance and encumbrance and


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got mutated the said property in the department of B.L.&L.R.O., Sonarpur and the said property recorded in his name in L.R.R.O.R. as L.R. Dag No. 184 appertaining to **L.R. Khatian No. 3204** of Mouza – Panchpota, J.L. No. 42, Police Station – Sonarpur, Dist. – South 24 Parganas.

AND WHEREAS the said **Sri Priti Ranjan Chakraborty, Dr. Mrinal Kanti Chakrabarti and Smt. Gouri Roy** jointly sold, transferred and handed over 2 Cottahs 10 Chittaks 0 Sq. ft. land by virtue of a Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. I, Volume No. 98, copied at Pages 152 to 158, Being No. 6947 for the year 1993 and 1 Cottah 9 Chittaks 39 Sq. Ft. by virtue of another Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. I, Volume No. 98, copied at Pages 159 to 165, Being No. 6948 for the year 1993 altogether measuring **4 Cottahs 3 Chittaks 39 Sq. ft.** Shali land in R.S. Dag No. 169 appertaining to R.S. Khanda Khatian No. 430 of Mouza – Panchpota, J.L. No. 42, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas from the property inherited by them from Prativa Chakrabarty and the property they got by way of gift from the said Prativa Chakrabarty in favour of **Monotosh Das, the Owner No. 7 herein**. And since then the said Monotosh Das, the owners No. 7 herein has been in possession and enjoyment of the said property till now without any hindrance and encumbrance and got mutated the said property in the department of B.L.&L.R.O., Sonarpur and the said property recorded in his name in L.R.R.O.R. as L.R. Dag No. 184 appertaining to **L.R. Khatian No. 3206** of Mouza – Panchpota, J.L. No. 42, Police Station – Sonarpur, Dist. – South 24 Parganas.

AND WHEREAS the said **Sri Priti Ranjan Chakraborty, Dr. Mrinal Kanti Chakrabarti and Smt. Gouri Roy** jointly sold, transferred and handed over 2 Cottahs 8 Chittaks 3 Sq. ft. land by virtue of a Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. I, Volume No. 98., copied at Pages 131 to 137, Being No. 6944 for the year 1993 and 1 Cottah 9 Chittaks 39 Sq. Ft. by virtue of another Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. I, Volume No. 98, copied at Pages 173 to 179, Being No. 6950 for the year 1993 altogether measuring **4 Cottahs 1 Chittak 42 Sq. ft.** Shali land in R.S. Dag No. 169 appertaining to R.S. Khanda Khatian No. 430 of Mouza – Panchpota, J.L. No. 42, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas from the property inherited by

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them from Prativa Chakrabarty and the property they got by way of gift from the said Prativa Chakrabarty in favour of **Surajit Kumar Das, the Owner No. 8 herein**. And since then the said Surajit Kumar Das, the owner No. 8 herein has been in possession and enjoyment of the said property till now without any hindrance and encumbrance and got mutated the said property in the department of B.L.&L.R.O., Sonarpur and the said property recorded in his name in L.R.R.O.R. as L.R. Dag No. 184 appertaining to **L.R. Khatian No. 3207** of Mouza – Panchpota, J.L. No. 42, Police Station – Sonarpur, Dist. – South 24 Parganas.

AND WHEREAS the said **Sri Priti Ranjan Chakraborty, Dr. Mrinal Kanti Chakrabarti and Smt. Gouri Roy** jointly sold, transferred and handed over 2 Cottahs 6 Chittaks 15 Sq. ft. Sali land in R.S. Dag No. 169 appertaining to R.S. Khanda Khatian No. 430 of Mouza – Panchpota, J.L. No. 42, Pargana – Medanmalla, P.S. – Sonarpur, District - 24 Parganas now South 24 Parganas by virtue of a Deed of Sale registered at the office of the Sub-Registrar, Sonarpur South 24 Parganas and recorded in its Book No. 1, Volume No. 98, copied at Pages 138 to 144 Being No. 6945 for the year 1993 from the property inherited by them from Prativa Chakrabarty and the property they got by way of gift in favour of **Basana Bala Das alias Basana Das, the Owner No. 9 herein**. And since then the said Basana Bala Das @ Basana Das, Owner No. 9 herein has been in possession and enjoyment of the said property till now without any hindrance and encumbrance and got mutated the said property in the department of B.L.&L.R.O., Sonarpur and the said property recorded in his name in L.R.R.O.R. as L.R. Dag No. 184 appertaining to **L.R. Khatian No. 3205** of Mouza – Panchpota, J.L. No. 42, Police Station – Sonarpur, Dist. – South 24 Parganas.

AND WHEREAS subsequently, the said **Priti Ranjan Chakraborty** died intestate on **26.03.2003**, leaving behind him, the said **1) Sri Tushar Kanti Chakrabarti (son), 2) Dr. Mrinal Kanti Chakrabarti (son) and 3) Smt. Gouri Roy (daughter)**.

AND WHEREAS subsequently the said **1) Sri Tushar Kanti Chakrabarti, 2) Dr. Mrinal Kanti Chakrabarti and 3) Smt. Gouri Roy** became the owners of following lands by virtue of Gift Deeds and by way of inheritance and properly recorded in L.R.R.O.R. as

Name	L.R. Khatian No.	Area in L.R. Dag No. 184	Area in L.R. Dag No. 185
Tushar Kanti Chakraborty	3619	9 decimals	6 decimals


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BAR ASSOCIATION. ROOM

CHAMBER :

S-2, GROUND FLOOR.
KIRON APARTMENT, BALIA MORE,
P.O. – GARIA, KOLKATA – 700084.
MOBILE No. 099034-23220.


Ref :

Date :18/03/2023.....

Gouri Roy	3620	2 decimals	6 decimals
Mrinal Kanti Chakrabarti	3621	2 decimals	6 decimals
TOTAL		13 decimals	18 decimals

AND WHEREAS by and under seven several deeds of gift registered on 08.03.2017 at the office of the D.S.R. IV, Alipore, South 24 Parganas and recorded in Book No. I, Being Nos. 160401005, 160401009, 160401013, 160401014, 160401015, 160401016, 160401017 for the year 2017 the said Tushar Kanti Chakraborty gifted his aforesaid **9 decimals land** in **L.R. Dag No. 184** appertaining to **L.R. Khatian No. 3619** of **Mouza - Panchpota**, J.L. No. 42, P.S. – Sonarpur presently Narendrapur, District of South 24 Parganas in favour of his brother the said Mrinal Kanti Chakrabarti and since then the said Mrinal Kanti Chakrabarti became the owner of **11 decimals shali land** in L.R. Dag No. 184 appertaining to L.R. Khatian Nos. 3619 and 3621 of Mouza – Panchpota and and Gouri Roy became the owner of **2 decimals Shali land** in L.R. Dag No. 184 appertaining to L.R. Khatian No. 3620 of Mouza – Panchpota altogether measuring **13 decimals land** in **L.R. Dag No. 184** appertaining to **L.R. Khatian Nos. 3619, 3621 and 3620** of **Mouza – Panchpota**, J.L. No. 42, P.S. – Sonarpur presently Narendrapur, Dist. – South 24 Parganas.

AND WHEREAS by and under five several deeds of gift registered on 08.03.2017 at the office of the D.S.R. IV, Alipore, South 24 Parganas and recorded in Book No. I, Being Nos. 160401004, 160401010, 160401011, 160401012, 160401477 for the year 2017 the said Tushar Kanti Chakrabarti gifted his aforesaid 6 decimals land in **L.R. Dag No. 185** appertaining to **L.R. Khatian No. 3619** of **Mouza – Panchpota**, J.L. No. 42, P.S. – Sonarpur presently Narendrapur, District of South 24 Parganas in favour of his brother the said Mrinal Kanti Chakrabarti and the said Mrinal Kanti Chakraborty got mutated the said property in the department of B.L. & L.R.O., Sonarpur and as such the said property of L.R. Khatian no. 3619 in corporate in L.R. Khatian No. 4885 in the name of Mrinal Kanti Chakraborty and since then the said **Mrinal Kanti Chakrabarti** became the owner of **12 decimals Bastu land** in **L.R. Dag No. 185** appertaining to L.R. Khatian Nos. 3619 (presently 4885) and 3621 of Mouza – Panchpota and **Gouri Roy** became the owner of **6 decimals Bastu land** in L.R. Dag No. 185 appertaining to L.R. Khatian No. 3620 of Mouza – Panchpota altogether measuring **18 decimals Bastu land** in **L.R. Dag No. 185** appertaining to **L.R. Khatian Nos. 3619, 3621 and 3620** of **Mouza – Panchpota**, J.L. No. 42, P.S. – Sonarpur presently Narendrapur, Dist. – South 24 Parganas.


SAMAR DAS
Advocate
High Court, Calcutta
Enrollment No. : WB91, -5

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SAMAR DAS

ADVOCATE,
HIGH COURT, CALCUTTA,
BAR ASSOCIATION. ROOM

CHAMBER :

S- 2, GROUND FLOOR.

KIRON APARTMENT, BALIA MORE,

P.O. — GARIA, KOLKATA — 700084.

MOBILE No. 099034-23220.

Ref :


Date : ..18/03/2023.....

AND WHEREAS in the manner aforesaid, said **Mrinal Kanti Chakrabarti and Gouri Roy**, the owner Nos. 1 and 2 became the owners of 31 decimals [13 decimals + 18 decimals] of land in **L.R. Dag Nos. 184 and 185** appertaining to **L.R. Khatian Nos. 3619, 3620 and 3621** of **Mouza - Panchpota**, J.L. No. 42, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas.

AND WHEREAS in the manner aforesaid all the parties being the owners of their respective properties agreed to amalgamate the property into a single property specifically described in the table hereunder written -

Name	L.R. Khatian No.	Area in L.R. Dag No. 184	Area in L.R. Dag No. 185
Mrinal Kanti Chakrabarti & Gouri Roy	3619 (presently 4885), 3620 & 3621	7K.-13Ch.-39Sft.	10K.-14Ch.-12Sft.
Jharna Das	3365	2K.-5Ch.-6Sft.	-
Amitava Mondal & Sarmistha Mondal	3377& 3378	2K.-5Ch.-6Sft.	-
Ashutosh Das	3204	4K.-2Ch.-41Sft.	-
Manotosh Das	3206	4K.- 3Ch.-39Sft.	-
Surajit Kumar Das	3207	4K.-1Ch.-42Sft.	-
Basana Das	3205	2K.-6Ch.-15Sft.	-
TOTAL DAG WISE		27K.-7Ch.-08Sft.	10K.-14Ch.-12Sft.
ALL TOTAL		38K.-05Ch.-20Sft.	

AND WHEREAS all the land owners being the absolute owners of the aforesaid property jointly entered into a **Development Agreement** with the developer herein which was duly registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2021, Pages from 24662 to 24743, **Being No. 162900459** for the year **2021** for construction of multistoried building at the cost and expenses of the developer with several terms and conditions as contained therein and the land owners also granted a **Development Power of Attorney** for construction of building upon the aforesaid premises and to sell developer's allocation in the said building and the said Power of Attorney was duly registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2021, Pages from 25301 to 25361, **Being No. 162900467** for the year **2021**.



SAMAR DAS

Advocate

H. C. Calcutta

Enrollment No. : WB91/C.

Page 10 of 11

SAMAR DAS

ADVOCATE,
HIGH COURT, CALCUTTA,
BAR ASSOCIATION. ROOM

CHAMBER :

S-2, GROUND FLOOR.
KIRON APARTMENT, BALIA MORE,
P.O. – GARIA, KOLKATA – 700084.
MOBILE No. 099034-23220.

Ref :

Date :18/03/2023.....

AND WHEREAS by strength of the aforesaid power of attorney the developer executed a **Deed of Amalgamation** of the aforesaid property and the said Deed of Amalgamation was duly registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2021, Pages from 46483 to 46525, Being No. 162901427 for the year 2021 and the developer got mutated the said property in the assessment record of the Rajpur – Sonarpur Municipality and since then, the said property identified as Municipal **Holding No. 659, PANCHPOTA**, Ward No. 3 of the Rajpur – Sonarpur Municipality.


AND WHEREAS The developer herein has been in construction work of apartment ownership building upon the aforesaid Premises/ Holding being named as **"PRATIVA GRANDS"** consisting of three blocks upon the aforesaid premises as per **approved building plan vide No. 237/CB/03/50 dated 30/04/2022** from the authority of the Rajpur – Sonarpur Municipality and the land owners and the developer entered into a supplementary agreement for specification of their allocation in the proposed building on 3rd July, 2022 and as such they are entitled to sell their respective allocation in the said building as per supplementary agreement.

AND WHEREAS The developer herein entered into several Agreement for Sale with the purchasers for booking some flats and car parking spaces from their allocation.

I hereby certify that above mentioned landed property of Mr. Dr. Mrinal Chakraborty & Others is free from all sorts of encumbrances, charges, liabilities, liens and lispens attachment of any kind whatsoever and the said property has an absolute clear, free and marketable title as per record.

I also hereby certify that the above mentioned property is not under any claim of any authority and is fit for equitable mortgage.

The Search Receipts are enclosed herewith.


SAMAR DAS 18/03/2023
Advocate
High Court, Calcutta
Enrollment No. : WB91/05

No. REGN BB 412017

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 8017

Date of application 13/3/23

Search for the year (s) 2009 - 2023

Name of office to which the record to be searched or inspected relates
DR + SA Sonarpur

Name of person or property to be searched 51 M- Panch Pata

Nature of document LR Dap - 184

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

From whom received S. Das (Adv)

Fees paid under Article — 32/-

F (1) (i)

F (2) (ii)

F (2)



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-03-2023

Serial No of Application 1901007070/2023 Search No 1901007070/2023
Search for the Years From 2009 To 2023 Record Available From 10/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Panchapota, , Plot No: LR- 00184
From whom Received S Das
Fees Paid under Articles F1(i) 2/- F1(ii) 14 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Panchpota Road,	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No: LR-00184/00000 Khatian: 04239/00	Area of Land: 3.50000000 decimal
Deed Details :		Deed No: I-190103841/2022, Query No: 19012001294943/2022, Serial No: 1901003974/2022, Page: 224150 - 224165, Date of Registration: 30/04/2022, Date of Completion: 19/05/2022,		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Panchpota Road,	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No: LR-00184/00000 Khatian: 04240/00	Area of Land: 2.00000000 decimal
Deed Details :		Deed No: I-190103841/2022, Query No: 19012001294943/2022, Serial No: 1901003974/2022, Page: 224150 - 224165, Date of Registration: 30/04/2022, Date of Completion: 19/05/2022,		

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

A.R.A.
1

Government of West Bengal
Office of the GARIA (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556



Date of Application: 10-03-2023

Serial No of Application 1629000755/2023 **Search No** 1629000755/2023
Search for the Years From 2014 To 2023 **Record Available** From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Panchapota, , Plot No: LR- 00184
From whom Received Samar Das
Fees Paid under Articles F1(i) 2/- F1(ii) 9/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00184/00000 Khatian: 03204/00	Area of Land: 45.29020836 decimal (27 Katha,7 Chatak,8 Sqft)
Deed Details :		Deed No: I-162900459/2021, Query No: 16292000158599/2021, Serial No: 1629000439/2021, Page: 24662 - 24743, Date of Registration: 25/01/2021, Date of Completion: 01/02/2021,		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road,	Property Type: Land Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	Plot No: LR-00184/00000 Khatian: 03204/00	Area of Land: 45.29020836 decimal (27 Katha,7 Chatak,8 Sqft) Area of Structure: 300 Sq Ft
Deed Details :		Deed No: I-162901427/2021, Query No: 16292000374580/2021, Serial No: 1629001382/2021, Page: 46483 - 46525, Date of Registration: 26/02/2021, Date of Completion: 26/02/2021,		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Panchpota Road,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 04239/00	Area of Land: 2.74083342 decimal (1 Katha,10 Chatak,26 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162905423/2021, Query No: 16292002151658/2021, Serial No: 1629005296/2021, Page: 201443 - 201466, Date of Registration: 25/10/2021, Date of Completion: 27/10/2021,		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00184/00000 Khatian: 03204/00	Area of Land: 45.29020836 decimal (27 Katha,7 Chatak,8 Sqft)
Deed Details :		Deed No: I-162900467/2021, Query No: 16298000169519/2021, Serial No: 1629000450/2021, Page: 25301 - 25361, Date of Registration: 25/01/2021, Date of Completion: 02/02/2021,		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 04066/00	Area of Land: 0.68750000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903150/2022, Query No: 16292001563165/2022, Serial No: 1629003131/2022, Page: 105072 - 105110, Date of Registration: 27/05/2022, Date of Completion: 27/05/2022,		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 04232/00	Area of Land: 0.68750000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903150/2022, Query No: 16292001563165/2022, Serial No: 1629003131/2022, Page: 105072 - 105110, Date of Registration: 27/05/2022, Date of Completion: 27/05/2022,		

7	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 04233/00	Area of Land: 0.68750000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903150/2022, Query No: 16292001563165/2022, Serial No: 1629003131/2022, Page: 105072 - 105110, Date of Registration: 27/05/2022, Date of Completion: 27/05/2022,		
8	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 00238/00	Area of Land: 0.68750000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903150/2022, Query No: 16292001563165/2022, Serial No: 1629003131/2022, Page: 105072 - 105110, Date of Registration: 27/05/2022, Date of Completion: 27/05/2022,		
9	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 04239/00	Area of Land: 2.75000000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903150/2022, Query No: 16292001563165/2022, Serial No: 1629003131/2022, Page: 105072 - 105110, Date of Registration: 27/05/2022, Date of Completion: 27/05/2022,		
10	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00184/00000 Khatian: 04240/00	Area of Land: 2.75000000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903150/2022, Query No: 16292001563165/2022, Serial No: 1629003131/2022, Page: 105072 - 105110, Date of Registration: 27/05/2022, Date of Completion: 27/05/2022,		
11	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 3, Holding: 658	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-00184/00000 Khatian: 05355/00	Area of Land: 8.25000000 decimal
Deed Details :		Deed No: I-162900125/2023, Query No: 16292000135223/2023, Serial No: 1629000130/2023, Page: 8325 - 8337, Date of Registration: 17/01/2023, Date of Completion: 17/01/2023,		
12	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 03, Holding: 659, Floor No : 3, Flat No : B3 3	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-185, LR-185, LR-185 Khatian: 03204	Flat/Apartment: 1133 sq.ft.
Deed Details :		Deed No: I-162905548/2022, Query No: 16292002720555/2022, Serial No: 1629005492/2022, Page: 171165 - 171223, Date of Registration: 19/09/2022, Date of Completion: 26/09/2022,		
13	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 03, Holding: 659, Floor No : 0	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-185, LR-185 Khatian: 03204	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-162905548/2022, Query No: 16292002720555/2022, Serial No: 1629005492/2022, Page: 171165 - 171223, Date of Registration: 19/09/2022, Date of Completion: 26/09/2022,		
14	District: South 24-Parganas, PS; Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 03, Holding: 659, Floor No : 1, Flat No : A1 2	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-185, LR-185 Khatian: 03204	Flat/Apartment: 1282 sq.ft.

Deed Details :		Deed No: I-162907383/2022, Query No: 16292003594485/2022, Serial No: 1629007337/2022, Page: 3736 - 3793, Date of Registration: 27/12/2022, Date of Completion: 05/01/2023,	
15	District: South 24-Parganas, PS: Sonarpur, Mouza: Panchapota, Municipality: RAJPUR-SONARPUR,, Road: Dhalai Bridge to Engg. College Road, , Ward: 03, Holding: 659, Floor No : 0	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-184, LR-185, LR-185, LR-185, LR-185 Khatian: 03204
		Covered Garage: 135 sq.ft.	
Deed Details :		Deed No: I-162907383/2022, Query No: 16292003594485/2022, Serial No: 1629007337/2022, Page: 3736 - 3793, Date of Registration: 27/12/2022, Date of Completion: 05/01/2023,	

(Mr Krishnendu Talukdar)

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA

