

S.PRANOYSHUBHRA
Advocate
High Court, Calcutta
e-mail-pranoyshubhra@yahoo.com

12, Old Post Office Street
Annex Building
1st Floor, Room No.3
Kolkata-700001
Mobile-9830483254

October 10, 2023

TO WHOM IT MAY CONCERN

Re: Premises No.33, Ashutosh Pally (Postal Address being No.24, Ashutosh Pally), Police Station Patuli (formerly Jadavpur), Kolkata 700084 in Ward No.101 of the Kolkata Municipal Corporation (hereinafter referred to as "**the said Premises**").

As per instructions, I have caused specific searches at the following offices in respect of the aforesaid Premises:

A. Registration Offices

Searches caused in Index-II at following Registration Offices in respect of the aforesaid Premises in the following offices:

- a) Additional Registrar of Assurances-I, Kolkata;- for the years 2002 to 2023
- b) Additional Registrar of Assurances-II, Kolkata; for the years 2019 to 2023
- c) Additional Registrar of Assurances-III, Kolkata; for the years 2019 to 2023
- d) Additional Registrar of Assurances-IV, Kolkata; for the years 2019 to 2023
- e) District Sub-Registrar-I, South 24 Parganas; for the years 2007 to 2023
- f) District Sub-Registrar-II, South 24 Parganas; for the years 2018 to 2023
- g) District Sub-Registrar-III, South 24 Parganas; for the years 2018 to 2023
- h) District Sub-Registrar-IV, South 24 Parganas; for the years 2018 to 2023
- i) District Sub-Registrar-V, South 24 Parganas; for the years 2018 to 2023
- j) Additional District Sub-Registrar, Alipore; for the years 2007 to 2023 (i.e. till the time of my causing searches).

Present Owners: (1) Kalyan Kumar Das
(2) Biplab Das and
(3) Anjan Kumar Das



TITLE


- A. The Present Owners are seized and possessed of and/or otherwise well and sufficiently entitled to as the joint and absolute owners to the extent of their respective undivided shares, to **ALL THAT** the piece or parcel of homestead land containing an area of 4(four) Cottahs 10(ten) Chittacks 20(twenty) Square feet more or less alongwith dilapidated structure standing thereon situate lying at and being C.S.Plot Nos.886(P) & 887(P) in Mouza-Baishnabghata, J.L.No.28, E.P.No.24, S.P. No.29 under Police Station-Patuli (formerly-Jadavpur), Kolkata-700084 in the District of South 24 Parganas and comprised in Municipal Premises No.33, Ashutosh Pally (postal address being No.24, Ashutosh Pally), Kolkata-700084, within the limits of the Kolkata Municipal Corporation, Ward No.101, absolutely and forever.
- B. The name of the Present Owners have been and continues to be recorded as the owners (bearing Assessee No.311010300336) of the said Premises in the records of the Kolkata Municipal Corporation.

SEARCHES

It may be noted that while causing to be made searches, registration of document, which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Search Receipts are annexed hereto in originals as follows:

Original Receipts, bearing Search No.1901027398/2023, dated 26th September 2023, issued for Index II searching at Office of Additional Registrar of Assurances-I, Kolkata issued by the Office of Additional Registrar of Assurances-I, Kolkata is annexed hereto and marked as "**A1**".

Original Receipts, bearing Search No.1902027627/2023, dated 26th September 2023, issued for Index II searching at Office of Additional Registrar of Assurances-II, Kolkata issued by the Office of Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "**A2**".



Original Receipts, bearing Search No.1903022489/2023, dated 26th September 2023, issued for Index II searching at Office of Additional Registrar of Assurances-III, Kolkata issued by the Office of Additional Registrar of Assurances-III, Kolkata is annexed hereto and marked as "**A3**".

Original Receipts, bearing Search No.1904020389/2023, dated 27th September 2023, and 1904021212/2023, dated 10th October 2023 issued for Index II searching at Office of Additional Registrar of Assurances-IV, Kolkata issued by the Office of Additional Registrar of Assurances-IV, Kolkata is annexed hereto and marked as "**A4 and A4-1**".

Original Receipt, bearing No.160107632/2023, dated 3rd October 2023 for Index II searching at District Registrar-I, South 24 Parganas issued by District Registrar-I, South 24 Parganas is annexed hereto and marked as "**B1**".

Original Receipt, bearing No.1602010778/2023, dated 3rd October 2023 for Index II searching at District Registrar-II, South 24 Parganas issued by District Registrar-II, South 24 Parganas is annexed hereto and marked as "**B2**".

Original Receipt, bearing No.1603012934/2023, dated 3rd October 2023 for Index II searching at District Registrar-III, South 24 Parganas issued by District Registrar-III, South 24 Parganas is annexed hereto and marked as "**B3**".

Original Receipt, bearing No.1604012155/2023, dated 3rd October 2023 for Index II searching at District Registrar-IV, South 24 Parganas issued by District Registrar-IV, South 24 Parganas is annexed hereto and marked as "**B4**".

Original Receipt, bearing No.1630006207/2023, dated 5th October 2023 for Index II searching at District Registrar-V, South 24 Parganas issued by District Registrar-V, South 24 Parganas is annexed hereto and marked as "**B5**".

Original Receipt, bearing No.1605004715/2023, dated 3rd October 2023 for Index II searching at Additional District Sub-Registrar, Alipore issued by Additional District Sub-Registrar, Alipore is annexed hereto and marked as "**C**".



All those documents found during searches at the office of Additional District Sub-Registrar, Alipore and Additional Registrar of Assurances-III, Kolkata are relevant documents.

COMMENT

I would like to mention that the searches undertaken by me do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues, and relate to encumbrances affecting the title and created by those act of parties which requires, under law, a corresponding record for the public in general at the offices at which I have caused to be made the searches as aforesaid.

No other document has been found during the course of the Searches conducted as aforesaid and accordingly based on such searches and your representation as aforesaid, I am of the view that (1) Kalyan Kumar Das (2) Biplab Das and (3) Anjan Kumar Das are the joint and absolute owners of the said Premises and they have a marketable title to the said Premises.


Advocate

Enclosure

- i. Annexure 'A1-A4-1'
- ii. Annexure 'B1-B5'
- iii. Annexure 'C'

A-1

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

Date of Application: 26-09-2023

Serial No of Application	1901027398/2023	Search No	1901027398/2023
Search for the Years	From 2002 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 33, Road: Ashutosh Pally		
From whom Received	S MAITY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result: No Record Found

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



A-2

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

Date of Application: 26-09-2023

Serial No of Application	1902027627/2023	Search No	1902027627/2023
Search for the Years	From 2019 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Road: Ashutosh Pally		
From whom Received	S MAITY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Satyajit Biswas)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



A-3

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

Date of Application: 26-09-2023

Serial No of Application	1903022489/2023	Search No	1903022489/2023
Search for the Years	From 2019 To 2023	Record Available	From 01/01/1900 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Road: Ashutosh Pally		
From whom Received	S Maity		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



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

A-4

Date of Application: 27-09-2023

Serial No of Application	1904020389/2023	Search No	1904020389/2023
Search for the Years	From 2019 To 2023	Record Available	From 29/08/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Road: Ashutosh Pally		
From whom Received	S Maity		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



44-1

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

Date of Application: 10-10-2023

Serial No of Application 1904021212/2023 **Search No** 1904021212/2023
Search for the Years From 2019 To 2023 **Record Available** From 29/08/2015 onwards
Property to be Searched District: South 24-Parganas, PS: Patuli, , Premises: 33, Road: Ashutosh Pally
From whom Received S Maity
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Patuli, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101	Property Type: Land Transaction: [0139] Sale, Development Power of Attorney	Plot No: Khatian: 00000/00	Area of Land: 7.67708340 decimal (4 Katha,10 Chatak,20 Sqft) Area of Structure: 500 Sq Ft
Deed Details :		Deed No: I-190409125/2019, Query No: 19040001515052/2019, Serial No: 1904009318/2019, Page: 447840 - 447877, Date of Registration: 24/09/2019, Date of Completion: 03/10/2019, Date of Delivery: 09/10/2019		
2	District: South 24-Parganas, PS; Patuli, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 7.67708340 decimal (4 Katha,10 Chatak,20 Sqft) Area of Structure: 500 Sq Ft
Deed Details :		Deed No: I-190409124/2019, Query No: 19040001515189/2019, Serial No: 1904009317/2019, Page: 447792 - 447839, Date of Registration: 24/09/2019, Date of Completion: 03/10/2019, Date of Delivery: 09/10/2019		

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



B-1

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03-10-2023

Serial No of Application	1601007632/2023	Search No	1601007632/2023
Search for the Years	From 2003 To 2023	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 33, Road: Ashutosh Pally		
From whom Received	S MAITY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 20/-	

Search Result: No Record Found

(Mrs Priya Mukherjee)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



6-2

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03-10-2023

Serial No of Application	1602010778/2023	Search No	1602010778/2023
Search for the Years	From 2019 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 33, Road: Ashutosh Pally		
From whom Received	S MAITY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Suman Basu)

D.S.R. - I I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS



B-3

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03-10-2023

Serial No of Application 1603012934/2023 Search No 1603012934/2023
Search for the Years From 2019 To 2023 Record Available From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 33, Road: Ashutosh Pally
From whom Received S MAITY
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101, Floor No : 2, Flat No : A 2	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Flat/Apartment: 1188 sq.ft.
Deed Details :		Deed No: I-160301719/2022, Query No: 16032000219299/2022, Serial No: 1603001841/2022, Page: 72120 - 72160, Date of Registration: 02/02/2022, Date of Completion: 21/02/2022,		
2	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101, Floor No : 0, Flat No : A 2	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-160301719/2022, Query No: 16032000219299/2022, Serial No: 1603001841/2022, Page: 72120 - 72160, Date of Registration: 02/02/2022, Date of Completion: 21/02/2022,		
3	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101, Floor No : 3, Flat No : B 3	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Flat/Apartment: 1188 sq.ft.
Deed Details :		Deed No: I-160307351/2022, Query No: 16032001151797/2022, Serial No: 1603007533/2022, Page: 263704 - 263744, Date of Registration: 17/05/2022, Date of Completion: 20/05/2022,		
4	District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101, Floor No : 0, Flat No : B 3	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-160307351/2022, Query No: 16032001151797/2022, Serial No: 1603007533/2022, Page: 263704 - 263744, Date of Registration: 17/05/2022, Date of Completion: 20/05/2022,		

(Mr. Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



B-5

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03-10-2023

Serial No of Application	1604012188/2023	Search No	1604012188/2023
Search for the Years	From 2019 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Road: Ashutosh Pally		
From whom Received	S Maity		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



B-S

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - V)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 05-10-2023

Serial No of Application	1630006207/2023	Search No	1630006207/2023
Search for the Years	From 2019 To 2023	Record Available	From 24/11/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 33, Road: Ashutosh Pally		
From whom Received	S Maity		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Jaideb Pal)
D.S.R. - V SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

District Sub-Registrar
Alipore, South 24 Parganas

10/15

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

Date of Application: 03-10-2023

Serial No of Application 1605004715/2023 **Search No** 1605004715/2023
Search for the Years From 2003 To 2023 **Record Available** From 08/12/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 33, Road: Ashutosh Pally
From whom Received Mr S Maity
Fees Paid under Articles F1(i) 2/- F1(ii) 20/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 33, Road: Ashutosh Pally, , Ward: 101	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000/00	Area of Land: 3.07083780 decimal (1340 Sqft) Area of Structure: 798 Sq Ft
Deed Details :		Deed No: I-160503993/2019, Query No: 16050001043760/2019, Serial No: 1605004359/2019, Page: 138194 - 138225, Date of Registration: 09/07/2019, Date of Completion: 17/07/2019, Date of Delivery: 19/07/2019		



(Ms MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE