

Santanu Sanyal

(ADVOCATE)

ALIPORE POLICE & CIVIL COURT,
KOLKATA - 700027.

(SEARCH REPORT ONLY)

RESIDENCE:

3No. SINGHI GARDEN
(NANDI BAGAN)
P.O. HALTU, P.S. GARFA,
KOLKATA - 700078
(M) 9836301493

DATE: 14.12.2020 .

NON - ENCUMBRANCES SEARCH CERTIFICATE
AND
REPORT ON TITLE

Re: **ALL THAT** duly demarcated piece and parcel of bastu land measuring 1 Bigha 00 (zero) Cottah 04 (four) Chittaks 37 (thirty seven) Sq.Ft. be the same or a little more or less along with a Tin roofed with cemented floor semi pucca building having an area of 720 sq.ft. more or less and 2(two) outside toilets having an area of 104 sq.ft. more or less about 12 years old separated out of Premises No.39, Madhyapara Roy Nagar, P.O. & P.S. Bansdrani, Kolkata- 700070, Postal Address :- 235, Postal Park, Roy Nagar, P.O. & P.S. Bansdrani, Kolkata-700070, Ward No.112, Assessee No.31-112-11-0039-7, comprising land area 1 (one) Bigha 11 (Eleven) Kottah 00 (Zero) Chittack 42 (Forty two) sq.ft. more or less, Mouza- Roynagar, Dag No.201, Khatian No.428, J.L. No.47, now P.S. Bansdrani, District South 24-Parganas.

Present Owners : (1) **SRI NARAYAN CHANDRA GHOSH**, son of Late Haran Chandra Ghosh and (2) **SMT TAPASHI GHOSH**, wife of Sri Narayan Chandra Ghosh, (3) **SRI SUBHAJIT GHOSH**, son of Sri Narayan Chandra Ghosh, and (4) **SRI ARIJIT GHOSH**, son of Sri Narayan Chandra Ghosh, all are residing at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S.:- Survey Park, Kolkata-700075.

This is to certify that I have caused necessary searches of the office of the D.S.R-I Alipore ,A.D.S.R. Alipore and A.R.A-I. Kolkata for the year 2006 to 2020 (up to date) in respect of the aforesaid property.

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Advocate
Alipore Police Court
Road. No.- WB/143/1986

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2

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During Searches in the aforesaid Registration Office concerned so for papers and records available therein, I found one entry in the year 2017.

1. Deed of Sale was registered at the office of the A. D.S.R.ALIPUR South 24-Parganas at Alipore on 11.08.2017, recorded in Book No.I, Volume No.1605/2017, pages from 138642 to 138677, Being No.160505083 for the year, 2017. save and except the aforesaid entries I found no other entries like sale, gift mortgage, lease or any other kind of transfer of the said premises.

I have examined the title Deeds, and other papers and documents in respect of the aforesaid premises, and after going through the same thoroughly, I hereby state the short history of the title of the aforesaid property, about how the same has finally been devolved upon the present owner.

WHEREAS :

- (1) One Dharendra Nath Bandopadhaya alias Direndra Nath Banerjee son of late Chandra Nath Bandopadhyay owned by purchase a total area of 1 Bigha 11 Kottah 00 Chittaks 42 Sq.Ft. (more or less) land with structures etc for valuable consideration from it's the then owner Md. Piyar Ali Sardar, by means of a deed of sale duly registered in the office of Sub-Registrar, Alipore Sadar, District 24-Parganas now South 24-Parganas vide Deed No.3896 for the year 1953 recorded in Book No.I, Vol No.65 Pages 204 to 207 The said property is situated at Mouza- Roynagar, J.L No.47, Khatian No.428, Dag No.201, P.S. Then Tollygunge and now Bansdroni.
- (2) The said Dharendra Nath Bandyopadhaya alias Direndra Nath Banerjee mutated him in the records of BLLRO and paid taxes in his name during his life time.

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3

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- (3) The said Dharendra Nath Bandyopadhaya alias Direndra Nath Banerjee died intestate on 12.06.1955 leaving behind him his only one son Pundarikaksha Banerjee alias Pundarikakhya Bandopadhaya who died intestate on 03.08.1993 leaving behind his wife Smt Jyotsnamoyee Banerjee (since deceased) and 4 (four) sons namely Sri Tapan Kumar Banerjee, Sri Swapan Kumar Banerjee, Sovan Kumar Banerjee, Sri Chandan Banerjee and only daughter Smt. Alpana Mukherjee, as their legal heirs and successors.
- (4) The said property came under the jurisdiction of Kolkata Municipal Corporation and has been mutated in the records of the Ward No. 112, Street-Madhya Para, known as 39, Madhyapara, Assessee No.31-112-11-0039-7 of Kolkata Municipal Corporation, in the names of the said Sri Tapan Kumar Banerjee, Sri Swapan Kumar Banerjee, Sovan Kumar Banerjee, Sri Chandan Banerjee, Smt. Alpana Mukherjee, herein (Postal Address being 235 Postal Park, Madhyapara, Roynagar, P.O. & P.S. Bansdrone, Kolkata - 700070).
- (5) The said Sri Tapan Kumar Banerjee, Sri Swapan Kumar Banerjee, Sovan Kumar Banerjee, Sri Chandan Banerjee, Smt. Alpana Mukherjee, were absolutely seized and possessed or otherwise well and sufficiently entitled to the piece or parcel of Bastu land with dwelling house situated in a part of it being Kolkata Municipal Corporation, Ward No.112, 39, Madhyapara, Roynagar, P.S. Bansdrone, Kolkata - 700070 free from all encumbrances and liabilities whatsoever.

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Advocate

Allpore Police Court
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4

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- (6) By a Deed of Sale dated 11th day of August, 2017 said Sri Tapan Kumar Banerjee, Sri Swapan Kumar Banerjee, Sovan Kumar Banerjee, Sri Chandan Banerjee, Smt. Alpana Mukherjee sold, transferred and conveyed **ALL THAT** duly demarcated piece and parcel of bastu land measuring 1 Bigha 00 (zero) Cottah 04 (four) Chittaks 37 (thirty seven) Sq.Ft. be the same or a little more or less along with a Tin roofed with cemented floor semi pucca building having an area of 720 sq.ft. more or less and 2(two) outside toilets having an area of 104 sq.ft. more or less about 12 years old separated out of Premises No.39, Madhyapara Roy Nagar, P.O. & P.S. Bansdronei, Kolkata-700070, Postal Address :- 235, Postal Park, Roy Nagar, P.O. & P.S. Bansdronei, Kolkata-700070, Ward No.112, Assessee No.31-112-11-0039-7, comprising land area 1 (one) Bigha 11 (Eleven) Kottah 00 (Zero) Chittack 42 (Forty two) sq.ft. more or less, Mouza- Roynagar, Dag No.201, Khatian No.428, J.L. No.47, now P.S. Bansdronei, District South 24-Parganas unto Sri Narayan Chandra Ghosh, Smt. Tapashi Ghosh, Sri Subhajit Ghosh and Sri Arijit Ghosh. The said Deed of Sale has been duly registered before A.D.S.R. Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1605-2017, pages from 138642 to 138677, being No. 160505083 for the year 2017.
- (7) Thus by virtue of purchased the said Sri Narayan Chandra Ghosh, Smt. Tapashi Ghosh, Sri Subhajit Ghosh and Sri Arijit Ghosh, the present owners herein are the joint owners of **ALL THAT** duly demarcated piece and parcel of bastu land measuring 1 Bigha 00 (zero) Cottah 04 (four) Chittaks 37 (thirty seven) Sq.Ft. be the same or a little more or less along with a Tin roofed with cemented floor semi pucca building having an area of 720 sq.ft. more or less and 2(two) outside toilets having an area of 104

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5

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sq.ft. more or less about 12 years old separated out of
Premises No.39, Madhyapara Roy Nagar, P.O. & P.S.
Bansdroni, Kolkata- 700070, Postal Address :- 235, Postal
Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070,
Ward No.112, Assessee No.31-112-11-0039-7, comprising
land area 1 (one) Bigha 11 (Eleven) Kottah 00 (Zero)
Chittack 42 (Forty two) sq.ft. more or less, Mouza-
Roynagar, Dag No.201, Khatian No.428, J.L. No.47, now
P.S. Bansdroni, District South 24-Parganas.

DATE: 14.12.2020

I HEREBY CERTIFY that the above mentioned property of the present owner is free from all encumbrances, charges, liens, liabilities, attachments, mortgage or any other kind of transaction whatsoever and the said property has an absolute, clear, free and marketable title.

I ALSO FURTHER CERTIFY that the above mentioned subject property is not subject to any restriction of Urban land (Ceiling and Regulation) Act 1976, and the same is not under any claim of the Kolkata Municipal Corporation, KMDA, and any other authority and is fit for equitable mortgage.

The Search Receipt is enclosed herewith
Search Receipt No. 160502738, dated 09/12/2020, 1601001804,
dated 11/12/2020 and 1901013626, Dated 10/12/2020 of
D.S.R-I Alipore, A.D S.R. Alipur & A.R.A-I Kolkata.
For the year 2006 to 2020.

Santanu Sanyal
Santanu Sanyal

Advocate
Alipore Police Court
Regd. No.- WB/143/1986

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

Date of Application: 09-12-2020

Serial No of Application 1605002738/2020 Search No 1605002738/2020
Search for the Years From 2006 To 2020 Record Available From 08/12/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Bansdroni, , Premises: 39,
From whom Received Mr S Sanyal
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; Bansdroni, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 39, Ward: 112	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian:	Area of Land: 33.49729179 decimal (20 Katha,4 Chatak,37 Sqft) Area of Structure: 824 Sq Ft
Deed Details :		Deed No: I-160505083/2017, Query No: 16050001128428/2017, Serial No: 1605005806/2017, Page: 138642 - 138677, Date of Registration: 11/08/2017, Date of Completion: 18/08/2017,		

(Mrs Sukanya Talukdar)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE



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: 11-12-2020

Serial No of Application	1601001804/2020	Search No	1601001804/2020
Search for the Years	From 2006 To 2020	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bansdrani, , Premises: 39,		
From whom Received	Mr S Sanyal (Adv)		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 14 /-	

Search Result: No Record Found



(Ms Maitreyee Ghosh)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

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

Date of Application: 10-12-2020

Serial No of Application	1901013625/2020	Search No	1901013626/2020
Search for the Years	From 2006 To 2020	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Regent Park, Premises: 39, Road: Madhya Para		
From whom Received	Mr S Sanyal		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 14 /-	

Search Result: No Record Found

(Mr Debasis Patra)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

