

Rajesh Gangopadhyay

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1st Floor Kolkata – 700 069

Mobile : 983i9-97680

Res: 033-2531-0172

DATED 9TH JANUARY 2014

TO WHOM IT MAY CONCERN

SEARCH REPORT 

I Background of the Title

- A. By a Bengali Indenture of Sale dated 22nd March, 1880 registered with Sub-Registrar Sealdah in Book No. I, Volume No. 8, Pages 96 to 99, being Deed No. 683 for the year 1880, the said Smt. Bhaba Sundari Dasi, for the consideration therein mentioned, sold unto the said Sri Ram Narain Chatterjee all the building together with piece and parcel of land measuring an area of 15 Cottah 13 Chittack more or less at Premises No. 7, Garpar Road, P.S. Maniktala (now Narkeldanga) Dist. South 24 Parganas. (hereafter the said **Premises**).
- B. The said Ram Narain Chatterjee died intestate in the year 1899 leaving behind him surviving his 2 sons, (1) Jitendra Nath Chatterjee and (2) Ganga Charan Chatterjee, as the only legal heirs of the said deceased, who inherited the aforementioned Premises amongst other properties left behind by the said Ram Narain Chatterjee.
- C. By an Indenture of Sale dated 4th January, 1945 registered with Sub-Registrar Sealdah in Book No. I, Volume No. 4, Pages 221 to 226, being Deed No.26 for the year 1945, the said Jitendra Nath Chatterjee and Ganga Charan Chatterjee jointly sold transferred and conveyed the aforementioned Premises to Smt. Sova Sundari Sen.
- D. The said Smt. Sova Sundari Sen, alias Smt. Sova Sen held the aforementioned Premises as the benamdar of her husband Sri Netai Charan Sen.
- E. By a Deed of Release dated 7th July, 1962, registered at the Office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 118, Pages 38 to 40, being Deed No. 3538 for the year 1962 the said Smt. Sova Sundari Sen thereby disclaimed and disowned and relinquished the aforementioned Premises unto and in favour of her husband Sri Netai Charan Sen. The original Deed of Release made by Smt. Sova Sundari Sen has been misplaced or lost.
- F. Thus, the said Sri Netai Charan Sen being the sole and absolute owner of the aforementioned Premises died intestate on 10th March, 1982 at Calcutta leaving behind him surviving his son Sri Rabindra Nath Sen, daughter Smt. Sabita Laha and the said Smt. Sova Sundari Sen, alias Sova Sen being his widow as his only heir and heiress and legal representatives who became entitle the aforesaid Premises in undivided equal shares.
- G. The said Smt. Sova Sundari Sen died on 21st May, 2002 at Calcutta. Prior to that by a Will dated 18th February, 1999 the said Smt. Sova Sundari Sen (wife of the said Sri Nitai Charan Sen) devised and bequeathed her undivided 1/3rd share in the aforementioned Premises unto and in favour of her grandson Sri Amitava Sen and after her demise the Probate has been duly granted by an order dated 25th January, 2005 by the Ld. Chief Judge, City Civil Court at Calcutta and by virtue of the said Probate the said Sri Rabindra Nath Sen, Sri Amitava Sen and Smt. Sabita Laha became the absolute owner of the aforementioned Premises each having 1/3rd undivided proportionate share.
- H. By Agreement for Sale dated 20th January, 2005 between Rabindra Nath Sen, Amitabha Sen and Sabita Laha (**Collectively Vendors**) agreed to sell the aforementioned Premises to M/s. Ganapati Buildcon, a partnership firm having its office at 2A, Ganesh Chandra Avenue, 4th Floor, Kolkata – 700 013, represented by its partner (1) Sri Sanjay Kumar Gupta, (2) Smt. Rekha Gupta, (3) Sri Vivek Kumar Saha, (4) Smt. Hema Keshan and (5) Sri Anil Kumar Gupta, as the Purchaser therein on the terms and conditions contained therein.

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- I. Thereafter, the said M/s. Ganapati Buildcon, as Confirming Party nominated Shree Krishna Properties, a Partnership Firm having its office at 78, Bentinck Street, 5th Floor, Kolkata-700001 with the consent of the Vendors hereinabove.
- J. By a Deed of Sale dated 12th October, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, CD Volume No. 24, Pages 6336 to 6358, being Deed No. 09939 for the year 2010, the said Sri Rabindra Nath Sen, Sri Amitava Sen and Smt. Sabita Laha as Vendors and M/s. Ganapati Buildcon represented by its partner (1) Sri Sanjay Kumar Gupta, (2) Smt. Rekha Gupta, (3) Sri Vivek Kumar Saha, (4) Smt. Hema Keshan and (5) Sri Anil Kumar Gupta, as Confirming Party sold, transferred, conveyed and assured to Shree Krishna Properties the aforementioned Premises i.e. All That the 2 dwelling houses, one 2 storied brick built messuage tenement or dwelling house having total covered area of 1000 sq. ft. cemented floor and another tin shed unit having covered area of 400 sq.ft. together with the piece and parcel of land or part thereof on which the same is erected and built containing by estimation 15 Cottah and 13 Chittack more or less lying situate and being No. 7, Garpar Road, within the Municipal limits of the Town of Kolkata, KMC Ward no. 28, ADSR Office at Sealdah, P.S. Narkeldanga (previously Manicktolla), morefully described in the Schedule herein below (hereinafter referred to as "Said Premises").
- K. Thus, the said Shree Krishna Properties is the present owner of the said Premises and have mutated their name in the records of Kolkata Municipal Corporation being Assessee No. 110280700149.

II SCHEDULE ABOVE REFERRED TO: SAID PREMISES

All That the 60 years old 2 dwelling houses, one 2 storied brick built messuage tenement or dwelling house having total covered area of 1000 sq.ft. cemented floor and another tin shed unit having covered area of 400 sq.ft. together with the piece and parcel of land or part thereof on which the same is erected and built containing by estimation 15 Cottah and 13 Chittack more or less lying situate and being No. 7, Garpar Road, within the Municipal limits of the Town of Kolkata, KMC Ward no. 28, ADSR Office at Sealdah, P.S. Narkeldanga (Previously Manicktolla) and the same is butted and bounded as under :

- On the North : Municipal drain,
- On the East : Partly by Premises No. 11A and Partly by Premises No. 8, Garpar Road,
- On the South : Partly by Garpar Road and partly by Premises No. 8 & 9, Garpar Road,
- On the West : Premises No. 6 Garpar Road,

III Searches conducted at various Registry Offices

Sl.No.	Particulars	Place of Search	Year of Search	Entries found	Annexure
1	Rabindra Nath Sen.	RA Kolkata DR Alipore SR Sealdah	1998-2013 1998-2013 1998-2013	YEAR 2010	A
2	Amitabha Sen.	RA Kolkata DR Alipore SR Sealdah	1998-2013 1998-2013 1998-2013	YEAR 2010	B

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3	Sabita Laha	RA Kolkata DR Alipore SR Sealdah	1998-2013 1998-2013 1998-2013	YEAR 2010	C
4	Ganapati Buildcon	RA Kolkata DR Alipore SR Sealdah	2005-2013 2005-2013 2005-2013	YEAR 2010	D
5	Sanjay Kr. Gupta	RA Kolkata DR Alipore SR Sealdah	2005-2013 2005-2013 2005-2013	YEAR 2010	E
6	Rekha Gupta	RA Kolkata DR Alipore SR Sealdah	2005-2013 2005-2013 2005-2013	YEAR 2010	F
7	Vivek Kumar Saha	RA Kolkata DR Alipore SR Sealdah	2005-2013 2005-2013 2005-2013	YEAR 2010	G
8	Smt Hema Keshan	RA Kolkata DR Alipore SR Sealdah	2005-2013 2005-2013 2005-2013	YEAR 2010	H
9	Anil Kumar Gupta	RA Kolkata DR Alipore SR Sealdah	2005-2013 2005-2013 2005-2013	YEAR 2010	I
10	Sri Krishna Properties	RA Kolkata DR Alipore SR Sealdah	2010-2013 2010-2013 2010-2013	YEAR 2010	J
11	7, Garpar Road, Ward No. 28, P.S. Narkeldanga, Kolkata – 700009	RA Kolkata DR Alipore SR Sealdah	1998-2013 1998-2013 1998-2013	YEAR 2010	K

IV. Result of Entries Deed of Sale dated 12th October, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, CD Volume No. 24, Pages 6336 to 6358, being Deed No. 09939 for the year 2010, the said Sri Rabindra Nath Sen, Sri Amitava Sen and Smt. Sabita Laha (**Vendors**) and M/s. Ganapati Buildcon represented by its partner (1) Sri Sanjay Kumar Gupta, (2) Smt. Rekha Gupta, (3) Sri Vivek Kumar Saha, (4) Smt. Hema Keshan and (5) Sri Anil Kumar Gupta (**Confirming Party**) And Shree Krishna Properties (**Purchaser**)

V Conclusion : Relying on the aforesaid documents i.e. the Purchase Deed of Shree Krishna Properties supplied by Shree Krishna Properties and search note of Goutam Das and the representation of the present owners and whatever has been stated in paragraph I (A to K) of the search report, in respect of Premises No. 7, Garpar Road, P.S. Narkeldanga (previously Maniktala), KMC Ward No.28, Kolkata – 700009, being Assessee No. 110280700149 and all easements rights upon all roads and passages (hereinafter called the **Said Premises**) is free from all encumbrances whatsoever and the same has a marketable title.

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High Court, Calcutta.

Enclosed! As Above.