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KOUSHIK PAUL ADVOCATE  
MOBILE NO 98305 90604  
174, MITRA PARA ROAD , POST NAIHATI DISTRICT NORTH 24 PARAGANAS  
BARRACKPOUR AND BARASAT COURT  
.....

Dated 29<sup>th</sup> Day of February, 2020

## Searching Report

### To Whom It May Concern

SUBJECT :- ` ALL THAT a piece and parcel of Bastu Land measuring about 07.27 Decimal, or 530.76 Sq Meter or 13.11 Satak , in which proposed G plus 4 storied residential apartment building, vide sanction Plan No 24,370 dated 28<sup>th</sup> day of August, 2019 , from Naihati Municipality comprised in R.S. Dag No. 808, corresponding to L.R. Dag No. 1296, under R.S. Khatian No. 600, AND another piece and parcel of Bastu Land measuring about 03.99 Decimal, comprised in R.S. Dag No. 808/2675, corresponding to L.R. Dag No. 1298, under R.S. Khatian No. 600, AND another piece and parcel of Bastu Land measuring about 01.85 Decimal, comprised in R.S. Dag No. 809, corresponding to L.R. Dag No. 1299, under R.S. Khatian No. 601, thus, Total Land measuring about 13.11 Decimal along with an old dilapidated building measuring about 200 Sq. Ft. under L.R. Khatian No. 12175, J.L. No. 03, Re Sa No. 21, Mouza - Naihati, lying & situated at:- Holding No. 6, Abhay Ghosh Road, under Ward No. 8 of the Naihati Municipality, under Post Office & Police Station- Naihati, Additional District Sub - Registrar Office at Naihati, District - North 24 Parganas, West Bengal, butted and bounded by:-

The Sixteen annas land is butted and bounded as follows:-

ON THE NORTH :: H/O. MANAS KR. BASU & MUNICIPAL LANE  
ON THE SOUTH :: H/O. P. MUKHERJEE  
ON THE EAST :: ABHOY GHOSH ROAD  
ON THE WEST::: H/O. N. MUKHERJEE & MUNICIPAL LANE

**Present Owner :- Sri Tapas Kumar Basu son of Late Kamal Kumar Basu of 6 ,  
Abhoy Ghosh Road, Post office and Police station Naihati, District North 24  
Paraganas , pin code No 743 165, West Bengal**

SHARMA SARKAR CONSTRUCTION PVT. LTD.  
Indrajit sharma Sarkar.

Director



*Koushik Paul*  
KOUSHIK PAUL  
Advocate  
174, Mitrapara Road, Naihati-743165  
Mob : 9830590604

I have caused ADSRO at Naihati and the District Registry office at Barasat and the office of the other corresponding office and court and the office of the B.L.& L.R.O and J.L.& LRO and I have investigate the title to the property as specified in herein below and the development of the title after inspection is as follows:-

That , I have inspected the relevant period of the afore said entry period and for the period of the disclosed facts and thereafter from 1971 to 2020 accompanied by searching receipt vide no 1507 000872, 1507 000874, 1507 000873, 1507 000875,1507 000876 of 2020 dated 4<sup>th</sup> day of February, 2020, and 1507 001785 dated 26<sup>th</sup> day of February, 2020 and I have submit the report as herein under.

1. That originally property belongs to one Srimati Nilnolini Basu wife of Late Diwendra Nath Basu , purchased from Sri Sachindra Nath Sen and the said deed was duly registered before the Sub Registry office at Naihati,, vide Book No 1, Volume No 19. Pages 161 to 163 deed No 1728 in the year of 1937 , vide Book No 1, Volume No 18 . Pages 196 to 198 deed No 1633 in the year of 1938 , vide Book No 1, Volume No 10. Pages 7 to 9 deed No 3001 in the year of 1942 ,in respect of Plot No Dag No RS 808,809, 808/2675.
2. That thereafter vide deed being No 5234 of 1993 said Srimati Nilnolini Basu wife of Late Diwendra Nath Basu , being grandmother gifted the property in favor of the present assessee Sri Tapas Kumar Basu son of Late Kamal Kumar Basu , in respect of plot no RS Plot No 808/2675, corresponding to LR Plot No 1298, & RS Plot No 809 corresponding to LR Plot No 1299.
3. That other co sharers of Sri Tapas Kumar Basu , through Deed of Gifts vide No 5647of 1993, registered before the ADSRO at Naihati , & gift deed vide No 1507-709502 of the Year 2018, registered before the ADSRO at Naihati, all the co sharers of Sri Tapas Kumar Basu, gifted the entire property in favor of Sri Tapas Kumar Basu, son of Late Kamal Kumar Basu

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*Koushik Paul*



**KOUSHIK PAUL ADVOCATE**  
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**BARRACKPOUR AND BARASAT COURT**

4. That Smt Bharati Basu wife of Sri Tapas Kumar Basu had purchased the plot of Land , of Plot No 808, corresponding to LR Plot No 1296, from Smt Ratna Ghosh, Smt Swapna Dutta and Smt Rupa Sarkar , who are the heirs of Sri Sachindra Nath Sen , vide Deed No 09412 of 2012 , registered before the ADSRO at Naihati.
5. That thereafter said Smt Bharati Basu wife of Sri Tapas Kumar Basu had transferred her property , in favor of Sri Tapas Kumar Basu, through Deed of Gift , which was executed and registered before the ADSRO at Naihati vide deed No 1507 09501 of 2018 ,

That thereafter , while enjoying the said land , without any interferences , the present assessee Sri Tapas Kumar Basu son of Late Kamal Kumar Basu of 6 , Abhoy Ghosh Road, Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal

Possessed the entire plot of land Land area 530.76 Sq Meter or 13.11 Satak ,or 7 ( Seven ) Khattah 15 ( Fifteen ) Chatttak approx of Mouza Naihati, JL No 03 ,Dag No RS 808,809, 808/2675, LR Dag No 1296,1298,1299, of LR Khatian No 12175, after amalgamation of holding No 7 , 7B and 6 Abhoy Ghosh Road, into 6 , Abhoy Ghosh Road.

**Thus Sri. Tapas Kumar Basu, Son of Late Kamal Kumar Basu, is the absolute and lawful owner of piece and parcel of Bastu Land measuring about 07.27 Decimal, comprised in R.S. Dag No. 808, corresponding to L.R. Dag No. 1296, under R.S. Khatian No. 600, corresponding to L.R. Khatian No. 12175, J.L. No. 03, Re Sa No. 21, Mouza - Naihati, lying & situated at:- Holding No. 6, Abhay Ghosh Road, under Ward No. 8 of the Naihati Municipality, under Post Office & Police Station- Naihati, Additional District Sub - Registrar Office at Naihati, District - North 24 Parganas, West Bengal, vide Deed of Gift dated 30 th day of November, 2018 being No. 09501 for the year 2018, duly registered at the Office of Additional District Sub - Registrar at Naihati,**

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AND

Another piece and parcel of Bastu Land measuring about 03.99 Decimal, comprised in R.S. Dag No. 808/2675, corresponding to L.R. Dag No. 1298, under R.S. Khatian No. 600, corresponding to L.R. Khatian No. 12175, J.L. No. 03, Re Sa No. 21, Mouza - Naihati, lying & situated at:- Holding No. 6, Abhay Ghosh Road, under Ward No. 8 of the Naihati Municipality, under Post Office & Police Station- Naihati, Additional District Sub - Registrar Office at Naihati, District - North 24 Parganas, West Bengal, *vide* Deed of Gift dated 1<sup>st</sup> day of October, 1993 being No. 5647 for the year 1993, duly registered at the Office of Additional District Sub - Registrar at Naihati

AND

Another piece and parcel of Bastu Land measuring about 01.85 Decimal, comprised in R.S. Dag No. 809, corresponding to L.R. Dag No. 1299, under R.S. Khatian No. 601, corresponding to L.R. Khatian No. 12175, J.L. No. 03, Re Sa No. 21, Mouza - Naihati, lying & situated at:- Holding No. 6, Abhay Ghosh Road, under Ward No. 8 of the Naihati Municipality, under Post Office & Police Station- Naihati, Additional District Sub - Registrar Office at Naihati, District - North 24 Parganas, West Bengal, *vide* Deed of Gift dated 30<sup>th</sup> day of November, 2018 being No. 09502 for the year 2018, duly registered at the Office of Additional District Sub - Registrar at Naihati.

Thus, Total Land measuring about 13.11 Decimal along with an old dilapidated building measuring about 200 Sq. Ft. under Police Station- Naihati, A.D.S.R.O. Naihati, District - North 24 Parganas, West Bengal.

That after purchase of the aforesaid property , the real owner, Sri. Tapas Kumar Basu, Son of Late Kamal Kumar Basu, of 6 , Abhoy Ghosh Road, Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal' had mutated his name before the appropriate offices and Tax collection Department and paying taxes of the aforesaid property .

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That thereafter, the present owner of the aforesaid plot, Sri Tapas Kumar Basu son of Late Kamal Kumar Basu of 6 , Abhoy Ghosh Road, Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal had entered into an Development Agreement , with SHARMA SARKAR CONSTRUCTION Pvt Ltd , having its registered office at 558, R.B.C. Road , Post office Hazinagar, Police station Naihati, District North 24 Paraganas DEVELOPER, vide deed No Book No 1, volume No 1507-2019 Pages 183619 to 183661 , deed No 1507 08572 of the Year of 2019 , dated 17<sup>th</sup> day of December, 2019 registered before the ADSRO at Naihati. For making for making a Four Storied commercial & Residential Building in the aforesaid property as mentioned above and for the aforesaid purpose Naihati Municipality had sanctioned plan, vide sanction permit no sanction Plan No 24,370 dated 28<sup>th</sup> day of August, 2019 , from Naihati Municipality .

6. That the present owner of the aforesaid plot Sri Tapas Kumar Basu son of Late Kamal Kumar Basu of 6 , Abhoy Ghosh Road, Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal had also Executed a Registered Power of Attorney in favor of SHARMA SARKAR CONSTRUCTION Pvt Ltd , having its registered office at 558, R.B.C. Road , Post office Hazinagar, Police station Naihati, District North 24 Paraganas , and the said document duly registered before the ADSRO at Naihati, vide Book No 1, volume No 1507-2019 Pages 183583 to 183603 , deed No 1507 08583 of the Year of 2019 , dated 17<sup>th</sup> day of December, 2019 .

*Koushik Paul*



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*Indrajit Sharma Senapati*

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THAT IT WAS FURTHER Certify that the *afore said property is free from all encumbrances, lien and charges and having a good marketable title to the property and the proposed purchaser easily purchase the same* from the developers and from the real present owner of the property or through the power of attorney holder/ heirs of the owner , if any case of demise of the real owner of the property and enjoy the same as a rightful owners of the property as mentioned herein above , of the property stands and situates at 6 , Abhoy Ghosh Road, Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal .

The relevant search slip and all property documents are annexed herewith , for the ready references and annexed herewith.

The relevant documents annexed herewith along with my report and I have carefully searched the same after inspection of all documents and papers and perusal of all offices as mentioned herein above, and if any private documents or mortgage or lien be made , the report may vary and being an advocate I am not responsible for the same

Yours faithfully

*Koushik Paul*

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REGISTRATION NUMBER WB/1881/1995

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*Indrajit Sharma Sarkar*

Director

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**BAR COUNCIL OF WEST BENGAL**  
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)  
 2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001  
 PHONES : 248-8956/7233  
**IDENTITY CARD**



**Name** ..... **KAUSIK PAL** ..... **Advocate**  
**Father's/Husband's Name** ..... **BIASKAR PAL** .....  
**CHAIRMAN EX-COMMITTEE** ..... **CHAIRMAN**

*Kausik Pal*