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**Dated : 19.02.2021**

### SEARCH REPORT

**Re : ALL THAT piece and parcel of a Bastu land measuring about 7 (Seven) Cotahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No.167 and in R.S. Dag No. 168, both Dags under R.S. Khatian No.2, known as K.M.C. Premises No.1418, Mukundapur, within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, P.S. Panchasayar, Kolkata – 700 099.**

#### PRESENT OWNERS:

(1) **SMT. GOURI RANI MISHRA**, wife of Mr. Debes Kumar Misra, residing at 69/1, Baghajatin Place, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086 and (2) **SRI KUMUD CHANDRA KAR**, son Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2007 to 19.02.2021 and I have gone through the title Deed, link Deeds, copy of the mutation certificates of B.L.&L.R.O. and K.M.C., paid up tax bill of K.M.C., Record of Right, Sanctioned Building Plan of K.M.C. etc. in respect of the property. My search report is as follows.

**WHEREAS** one Rajendra Nath Dhara, son of Giri Dhar Dhara since deceased had acquired the right title and interest of different plot of lands and property by virtue of registered Deeds of purchase comprising in R.S. Dag No. 172 and 173, under R.S. Khatian No. 16 measuring land area of 14 Sataks, comprising in R.S. Dag No. 174, under R.S. Khatian No. 16 measuring land area of 11 Sataks, comprising in R.S. Dag No. 180, under R.S. Khatian No. 82, measuring land area of 34 Sataks and also the other land and property as per R.S. Record of Right measuring land area of 35 Decimals, comprising in R.S. Dag No. 166, 167 and 168, under R.S. Khatian No. 2 and also comprising in R.S. Dag No. 159, under R.S. Khatian No. 77, measuring land area of 27 Sataks totaling land area of 117 Sataks equivalent to 70 (Seventy) Cottahs 15 (Fifteen) Chittacks 40 (Forty) Sq.ft. more or less all the and aforesaid plots of land are situated in Mouza- Nayabad, J.L.



No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, within formerly P.S. Tollygunge Sadar, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar at present within The Kolkata Municipal Corporation (formerly The Calcutta Municipal Corporation) Ward No. 109.

**AND WHEREAS** said Rajendra Nath Dhara died intestate leaving behind his only legal heirs and successors namely five sons namely Sri Kanai Lal Dhara, Sri Nirapada Dhara, Sri Shyamapada Dhara since deceased, Sri Nirmal Chandra Dhara, Sri Gostha Dhara and two married daughters namely Smt. Sukhi Porel (Dhara), wife of Gour Porel and Smt. Chhanu Bala Shikari (Dhara), wife of Bhodo Shikari who jointly inherited the existing total property after transfer left by their deceased father each having undivided 1/7<sup>th</sup> share of the total property as Hindu Succession Act 1956 and said Shayapada Dhara died intestate leaving behind his two sons and one daughter namely Sri Babulal Dhara, Sri Bholanath Dhara and Mangala Dhara as his only successors who jointly inherited the undivided 1/7<sup>th</sup> share of the total property. It is noted that wife of Rajendra Nath Dhara died previously.

**AND WHEREAS** by virtue of registered Deed of Partition dated 26.09.2001, registered in the office of District Sub-Registrar-III, Alipore and entered into Book No.1, Deed No. 6403 for the year 2001 legal heirs and successors of said Rajendra Nath Dhara amicably partitioned their entire property into seven different LOTS among themselves and Kanai Lal Dhara as the Party of the First Part of the said Deed of Partition obtained 'A' Schedule property Marked as LOT-A shown in the annexed partition plan by Red border line measuring demarcated land area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. comprising in R.S. Dag No. 167 measuring land area of 2 (Two) Cottahs 9 (Nine) Chittacks and in R.S. Dag No. 168 measuring land area of 7 (Seven) Cottahs 12 (Twelve) Chittacks 20 (Twenty) Sq.ft. both under R.S. Khatian No.2 of said Mouza-Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana- Khaspur, within present P.S. Panchasayar (formerly P.S. Purba Jadavpur), within The Kolkata Municipal Corporation Ward No. 109, Kolkata – 700 099 and after Partition said Sri Kanai Lal Dhara was in peaceful possession of his property without any interruption from any body else.

**AND WHEREAS** thereafter by virtue of registered Deed of Gift dated 07.08.2006, registered in the office of District Sub-Registrar-III Alipore and entered into Book No.1, Volume No.18, Pages No. 1601 to 1614, Deed No. 7183 for the year 2006, the previous Owners namely (1)





Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, all are sons of Late Kanai Lal Dhara, all are residing at Nayabad (Daspara), P.O. Mukundapur, P.S. Panchasayar, Kolkata – 700 099, obtained the entire demarcated land and property measuring land area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. whereon standing tile shed structures measuring an area of 1215 (One thousand two hundred and fifteen) Sq.ft. more or less from their father Kanai Lal Dhara and the said property is situated in R.S. Dag No.167 and 168, under R.S. Khatian No. 2 of Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi no. 56, Pargana- Khaspur, within The Kolkata Municipal Corporation Ward No. 109, under Police Station at present Panchasayar (formerly P.S. Purba Jadavpur).

**AND WHEREAS** thus by virtue of a registered Deed of Partition dated 26.09.2001 and thereafter by registered Deed of Gift dated 07.08.2006 said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, become the absolute joint owners of the total demarcated land area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. comprising in R.S. Dag No. 167, under R.S. Khatian No. 2 measuring land area of 2 (Two) Cottahs 9 (Nine) Chittacks and in R.S. Dag No. 168, under R.S. Khatian No. 2 measuring land area of 7 (Seven) Cottahs 12 (Twelve) Chittacks 20 (Twenty) Sq.ft. situated in Mouza- Nayabad, J.L. No.25, R.S. No.3, Touzi No. 56, Pargana- Khaspur, within presently Police Station- Panchasayar (formerly P.S. Purba Jadavpur), within The Kolkata Municipal Corporation Ward No. 109 and the said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, have been jointly possessing and enjoying the same without let or hindrances, free from all encumbrances

**AND WHEREAS** due to financial need and also other necessity said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, declared to sell their total property excluding the cost of Mutation of B.L. & L.R.O. and mutation of K.M.C. and also conversion of land as Bastu in nature one Alo Nirman Private Limited, a Private Limited Company, having its Office at 1/37, Netai Nagar Colony, Gouri Apartment, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, represented by its Director namely Sri Swapan Majumder, son of Sri Amullya Majumder, residing at 1/37, Netai Nagar Colony, Gouri Apartment, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, agreed to purchase the same and accordingly said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara





and also the said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder entered into an unregistered Agreement for Sale dated 12.06.2018.

**AND WHEREAS** after execution of Agreement for Sale said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder completed the mutation of B.L. & L.R.O. in the names of the said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, vide Mutation Case No. 881 of 2018, in the name of Sri Subodh Dhara, Mutation Case No. 882 of 2018 in the name of Sri Arun Dhara and also Mutation Case No. 883 of 2018 in the name of Sri Arabinda Dhara under B.L. & L.R.O. at ATM Kasba by clearing up all the previous outstanding land taxes and as per the B.L. & L.R.O. Record said R.S. Dag No.167, under R.S. Khatian No.2 of said Mouza-Nayabad, J.L. No.25 land Classification is 'Bastu' and also as per the B.L. & L.R.O. Record said R.S. Dag No.168, under R.S. Khatian No.2 of said Mouza-Nayabad, J.L. No.25 land Classification is 'Doba' and immediate thereafter said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder converted the part of the land 'Doba' to 'Bastu' vide Conversion Case No. 86(R.S.)/2019, in the name of Sri Subodh Dhara, Conversion Case No.85(R.S.)/2019 in the name of Sri Arun Dhara and also Conversion Case No.84(R.S.)/2019 in the name of Sri Arabinda Dhara From D.L. & L.R.O. Alipore, South 24 Parganas and thereafter said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder completed the mutation of The Kolkata Municipal Corporation at its cost by clearing up all previous outstanding taxes in the names of the said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, known as K.M.C. Premises No. 1418, Mukundapur, Assessee No.31-109-07-8626-3, under K.M.C. Ward No.109, Police Station- Panchasayar (formerly Police station- Purba Jadavpur), Kolkata – 700 099 and the said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder has also cleared up all the previous outstanding K.M.C. taxes in respect of the said unassessed property.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 24.08.2020, registered in the Office of D.S.R. IV, Alipore, and recorded into Book No. 1, Volume No.1604-2020, at Pages 94107 to 94154, Deed No.02596 for the year 2020 said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara,, sold, transferred, conveyed, assigned and granted a demarcated part of the Bastu land i.e. Eastern side (Front side) of the entire



land measuring net land area of 7 (Seven) Cotahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. out of the entire land measuring an area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. together with part of the tile shed marked as PLOT NO.1 which is lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.167 measuring land area of 1 (One) Cottah 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No. 168 measuring land area of 5 (Five) Cottahs 07 (Seven) Chittacks 10 (Ten) Sq.ft. both Dags under R.S. Khatian No.2, within formerly P.S. Purba Jadavpur, now P.S. Panchasayar, within District - South 24 Parganas now within the limits of The Kolkata Municipal Corporation Ward No.109, known as Part of the **K.M.C. Premises No.1418, Mukundapur**, Kolkata - 700 099, in favour of the present OWNERS herein namely (1) **SMT. GOURI RANI MISHRA** and (2) **SRI KUMUD CHANDRA KAR**.

**AND WHEREAS** thereafter the present OWNERS herein mutated their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.1418, Mukundapur**, within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099.

**AND WHEREAS** the present OWNERS herein are the joint owners and seized and possessed of All That the net land area measuring 7 (Seven) Cotahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. together with tile shed structure marked as Plot No.1 which is lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.167 measuring land area of 1 (One) Cottah 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No. 168 measuring land area of 5 (Five) Cottahs 07 (Seven) Chittacks 10 (Ten) Sq.ft. both Dags under R.S. Khatian No.2, known as **K.M.C. Premises No.1418, Mukundapur**, within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, P.S. Panchasayar, Kolkata – 700 099.

**AND WHEREAS** being desirous of the promotion work of his said premises the OWNERS entered into a registered Development Agreement alongwith Development Power of Attorney dated 15.10.2020, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2020, at Pages 158322 to 158370, Deed No.04393 for the year 2020 with the Developer namely Ashirbad Reality Private Limited, a private Limited company having its



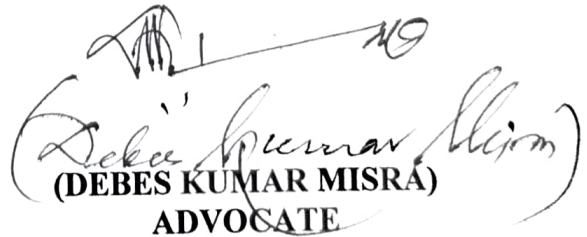


office at 6B/28, Mukundapur, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely Sri Prodip Kumar Das, son of Late Purnendu Sekhar Das, residing at 1983, Mukundapur, Satabdi Park, 4<sup>th</sup> Floor, Post Office- Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099 for making the building.

**AND WHEREAS** the **OWNERS** have taken sanction of a Ground Plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, Vide sanctioned building Permit No.2020120317 dated 07.01.2021.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2007 to 19.02.2021, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos.(i)REGN-AA-469873 dated 04.02.2021, issued by D.R. office at Alipore and (ii)REGN-AA-468434 dated 05.02.2021, issued by R.A. Kolkata.

  
**(DEBES KUMAR MISRA)**  
**ADVOCATE**

MR. DEBES KR. MISRA  
M.A.B. Com. LL.B.  
Advocate, High Court, Cal,  
69/1, Baghajatin Place, Kol-86

No. REGN AA 469873

Receipt for Fees Deposited for Search or Inspection

Serial Number of application

3173

Date of application

4/2/21

Search for the year(s)

2007-21

Name of office to which the record to be searched or inspected relates

DL Deodol

Name of person or property to be searched

1418, Mukundpur

Nature of document

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

As P. Jadhav

Case of registered document)

Name from whom received

J. Misra

Fees paid under Article —

32/-

(i)

(ii)

(2)



Registrar of

No. REGN AA 468434

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 7834

Date of application ..... 5/12/21

Search for the year (s) ..... 2021-22

Name of office to which the record to be searched or inspected relates ..... *Am*

Name of person or property to be searched ..... *a*

Nature of document ..... *u*

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 1418 mubandapur

..... P.S. Purba Jodhpur

From whom received ..... *S. Misra*

Fees paid under Article —

(1) (i)

(2) (ii)

(2)

167

..... Registrar of .....