

**SAMAR DAS**

*Advocate,*

*High Court, Calcutta,*

*Bar Association, Room No. 13*

**CHAMBER :**

*B-2, Kiron Apartment,*

*Ground Floor, Balia More,*

*P. O. - Garia, Kolkata - 700084.*

*M. 9903423220.*

Ref No. ....

Date : 29.05. 2019

**NON ENCUMBRANCES SEARCH CERTIFICATE**  
**AND**  
**DETAILED REPORT ON TITLE**

**Ref:** ALL THAT piece and parcel of land measuring more or less **21 decimals**, be the same a little more or less, lying and situated at **Holding No. 552, West Balia, Ward No. 1** of the Rajpur-Sonarpur Municipality and comprised in **L.R. Dag No. 10** appertaining to **L.R. Khatian Nos. 1605, 1606, 1604, 1608 and 1607** corresponding to **R.S. Dag No. 44, R.S. Khatian No. 76** of Mouza - Balia, J.L. No. 46, Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700084.

**Present Owners :** (1) **Sri Sekhar Chandra Biswas**, son of Late Dharendra Nath Biswas, of "Mangalam", 258, Srirampur North (Milan Park), Post Office - Garia, Police Station - Jadavpur, Kolkata - 700084, (2) **Mrs. Jamuna Sarkar**, wife of Sri Bablu Sarkar, of 3No. Kankulia Road, Post Office and Police Station - Gariahat, Kolkata - 700029, (3) **Mr. Harish Kr. Sarawogi**, son of Mr. Kamal Kumar Saraogi, of 6/21, Poddar Nagar Colony, Jodhpur Park, P.A. Saha Road, Kolkata - 700068, (4) **Mr. Surjya Kumar Saha**, of 38, Madhab Niloy, Srinagar Main Road, Police Station - Sonarpur, Kolkata - 700094, and (5) **Mrs. Krishna Saha**, wife of Sri Malay Saha of Village - Nabagram, Garia, Post Office - Panchpota, Police Station - Sonarpur, Kolkata - 700152.

This is to certify that I have caused necessary searches of the office of the R.A. - I, Kolkata, D.S.R. IV, Alipore, South 24 Parganas and A.D.S.R., Sonarpur and Garia, South 24 Parganas for the period of 2007 to 2019 (upto date) in respect of the aforesaid property.

*Samar Das*  
**SAMAR DAS**  
Advocate

High Court, Calcutta  
Bar Association, Room No. 13

Page 1 of 6

Ref No. ....

Date : 29.05.2019

**My report is as follows :**


During searches in the aforesaid Registration Offices concerned, so far papers and records available therein, I found five entries within the aforesaid period -

Year	Office	Book No.	Volume No.	Page No.	Deed No.
2008	A.D.S.R., Sonarpur	I	18	540-563	6660/2008
2009	D.S.R.IV, Alipore	I	13	4169 to 4191	4244/2009
2009	D.S.R.IV, Alipore	I	13	4192 to 4214	4245/2009
2011	D.S.R.IV, Alipore	I	3	4153 to 4171	815/2011
2011	D.S.R.IV, Alipore	I	3	3907 to 3925	816/2011

Save and except the aforesaid entry I have found no other entry 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 premises:

A. One Dhananjay Mondal alias Dhananjay Roy Mondal, son of Late Haramohan Mondal was the rightful recorded owner in the Revisional Settlement Record of Rights in respect of 63 decimals in R.S. Dag Nos. 44, 46, 47, 48, 49, 50 under R.S. Khatian No. 76 of Mouza - Balia, J.L. No. 46, Police Station - Sonarpur, District - South 24 Parganas and while was peacefully possessing and enjoying the same said Dhananjay Mondal alias Dhananjay Roy Mondal by and under a Bengali Recited Saf Kobula (Deed of Sale) dated 03.03.1965 sold, conveyed and transferred his aforesaid entire recorded property in R.S. Khatian No. 76 of Mouza - Balia in favour of (1) Sri Ramani Mohan Dasgupta, son of Late Sarada Prasad Dasgupta, (2) Sri Ardhendu Bhusan Sengupta, son of Late Nalini Kanta Sengupta, (3) Sri Jayanta Dasgupta, son of Ramani Mohan Dasgupta, (4) Sri Barhalal Agarwala, son of Babulal Agarwala, (5) Sri Kamalapati Mukherjee, son of Late Pramatha Nath Mukherjee, (6) Smt. Santana Dasgupta, wife of Ramani Mohan Dasgupta, (7) Smt. Usha Rani Dasgupta, wife of Late Jadunath Dasgupta and the said indenture was duly registered at the office of the District Registrar at Alipore and recorded its Book No. I, Volume No. 16, Pages 221 to 231, Being No. 816 for the year 1965.

  
SAMAR DAS  
Advocate  
High Court, Calcutta  
Bar Association, Room No. 13

Page 2 of 6

Ref No. ....

Date : 29.05.2019

B. By a Bengali Recited Saf Kobala (Deed of Sale) executed on 18.04.1970 and duly registered at the office of the Sub-Registrar, Sonarpur, 24 Parganas and recorded in its Book No. I, Volume No. 20, Pages 75 to 78, Being No. 1226 for the year 1970 said Barahala Agarwala, Kamalapati Mukherjee, Usha Rani Dasgupta and Ardhendu Bhusan Sengupta jointly sold, conveyed and transferred their undivided 4/7 share unto and in favour of Achintya Kumar Dasgupta and Sushanta Kumar Dasgupta, both sons of Ramani Mohan Dasgupta and the said Deed of Sale was.

C. in the manner aforesaid, said Ramani Mohan Dasgupta, Jayanta Dasgupta, Santana Dasgupta, Achintya Kumar Dasgupta and Sushanta Dasgupta became the rightful joint owners in respect of ALL THAT piece and parcel of land measuring more or less 63 decimals comprised in R.S. Dag Nos. 44, 47, 46, 48, 49, 50 under R.S. Khatian No. 76 of Mouza - Balia, J.L. No. 46, R.S. No. 30, Touzi No. 274, Police Station - Sonarpur, District - 24 Parganas Presently South 24 Parganas.

D. While were said, Ramani Mohan Dasgupta and others jointly possessing the property by constructing a one storied building thereon the said Ramani Mohan Dasgupta died intestate leaving behind him surviving his wife, Smt. Santana Dasgupta, his three sons Sushanta Dasgupta, Achintya Kumar Dasgupta, Jayanta Dasgupta and a daughter Smt. Krishna Roy (Dasgupta) who by virtue of inheritance became the rightful absolute owners in respect of the aforesaid 1/7<sup>th</sup> undivided share in the joint property as left by said Ramani Mohan Dasgupta since deceased having unequal share in the aforesaid joint property i.e. said Santana Dasgupta had 1/7<sup>th</sup> + 1/35<sup>th</sup> = 6/35<sup>th</sup> undivided share, said Jayanta Dasgupta had 1/7<sup>th</sup> + 1/35<sup>th</sup> = 6/35<sup>th</sup> undivided share, said Achintya Kumar Dasgupta has 2/7<sup>th</sup> + 1/35<sup>th</sup> = 11/35<sup>th</sup> undivided Share, said Sushanta Dasgupta has 2/7<sup>th</sup> + 1/35<sup>th</sup> = 11/35<sup>th</sup> undivided share and said Krishna Roy (Dasgupta) has 1/35<sup>th</sup> undivided share in the aforesaid joint property.

*Samar Das*  
SAMAR DAS  
Advocate,

High Court, Calcutta  
Bar Association, Room No. 13

Ref. No. ....


Date : 29.05.2019

E. For the purpose of Eastern Metropolitan Bye-Pass the State of West Bengal has acquired 33 decimals land at Mouza - Balia under R.S. Dag Nos. 46, 47, 48 & 49 vide LA Case No. LAII/60 of 1975-76 and previously State of West Bengal acquired 9 decimals land of R.S. Dag No. 50 for which compensation had already been paid. Thus the said Santana Dasgupta, Jayanta Dasgupta, Achintya Kumar Dasgupta, Sushanta Dasgupta and Krishna Roy (Dasgupta) jointly had been in possession and enjoyment of 21 decimals of land in R.S. Dag No. 44 under R.S. Khatian No. 76 of Mouza - Balia, J.L. No. 46, Police Station - Sonarpur, District - South 24 Parganas.

F. The said Smt. Santana Dasgupta during her lifetime executed a "Deed of Gift" in favour of the said Sushanta Dasgupta and thereby transferred her undivided 6/35<sup>th</sup> share in the aforesaid joint property and the said Deed of Gift dt. 30.06.2008 was registered at the office of the A.D.S.R. Sonarpur and recorded in its Book No. I, CD Volume No. 18, Pages 540 to 563, Being No. 06660 for the year 2008 and thus the said Sushanta Dasgupta became the owner to the extent of 11/35<sup>th</sup>+ 6/35<sup>th</sup> = 17/35<sup>th</sup> share in the said undivided un-demarcated 21 decimals of land and building structure standing thereon. And thus the Said Achintya Kumar Dasgupta, Sushanta Dasgupta and Krishna Roy (Dasgupta) jointly had 29/35<sup>th</sup> share in the said undivided and un-demarcated 21 decimals of land.

G. The said Achintya Kumar Dasgupta, Sushanta Dasgupta and Krishna Roy (Dasgupta) jointly sold, transferred and handed over the said undivided 29/35<sup>th</sup> share i.e. more or less **17.4 decimals land** out of 21 decimals land by virtue of two Deed of Sale registered at the office of the D.S.R. IV, Alipore, South 24 Parganas and recorded in its Book No. I, Volume No. 13, Pages from. 4169 to 4191, Being No. 4244 for the year 2009 and Book No. I, Volume No. 13, Pages from. 4192 to 4214, Being No. 4245 for the year 2009 unto and in favour of **Mrs. Jamuna Sarkar, Mr. Harish Kumar Sarawogi, Mr. Surjya Kumar Saha, Mrs. Krishna Saha.**

H. On the other hand, said Jayanta Dasgupta by an Indenture (Bengali recited saf bikray Kobala) dated 7<sup>th</sup> October, 1997 which was registered at the office of the

  
**SAMAR DAS**  
Advocate  
High Court, Calcutta  
Bar Association, Room No. 13

Page 4 of 6

**SAMAR DAS**

*Advocate,*

*High Court, Calcutta,*

*Bar Association, Room No. 13*

**CHAMBER :**

*B-2, Kiron Apartment,*

*Ground Floor, Balia More,*

*P. O. - Garia, Kolkata - 700084.*

*M: 9903423220.*

Ref No. ....

Date : 29.05.2019

A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 122, Copied at Pages - 242 to 250, Being No. 7443 for Year 1999 most illegally sold 50% undivided share instead of his actual undivided 6/35<sup>th</sup> share in the aforesaid joint property in favour of Amal Kumar Das, son of Madhusudan Das of A/177, Ram Krishna Nagar, Garia, South 24 Parganas and for that Santana Dasgupta and Others filed T.S. No. 82 of 2008 against the said Jayanta Dasgupta and Amal Kumar Das.

I. The said Amal Kumar Das subsequently accept the same and sold, transferred and conveyed his actual undivided 6/35<sup>th</sup> share i.e. more or less 3.6 decimals land out of 21 decimals land by virtue of two Deed of Sale registered at the office of the D.S.R. IV, Alipure, South 24 Parganas and recorded in its Book No. I, CD Volume No. 3, Pages from. 4153 to 4171, Being No. 00815 for the year 2011 and Book No. I, Volume No. 3, Pages from 3907 to 3925, Being No. 00816 for the year 2011 unto and in favour of **Mr. Sekhar Chandra Biswas and Mrs. Krishna Saha** and the said **T.S. Case No. 82 of 2008** has disposed of on 23.06.2011 stating dismissed for default.

J. In the manner aforesaid **Mrs. Jamuna Sarkar, Mr. Harish Kumar Sarawogi, Mr. Surjya Kumar Saha, Mrs. Krishna Saha and Mr. Sekhar Chandra Biswas** became the joint owners of the aforesaid **21 decimals land** having their respective undivided share therein and since then they jointly have been in possession and enjoyment of the said property till now without any hindrance and encumbrance and got mutated their names in respect of the said property and the said property is recorded in L.R.R.O.R. as **L.R. Dag No. 10** appertaining to **L.R. Khatian Nos. 1605, 1606, 1604, 1608 and 1607** respectively and they got recorded the said property in the assessment roll of the Rajpur-Sonarpur Municipality and the said property recorded as  **Holding No. 552, West Balia, Ward No. 1** of the Rajpur-Sonarpur Municipality. Thereafter, no deed is found in which they or any of them transferred the said property or any part or portion thereof.

*Samar Das*

**SAMAR DAS**

*Advocate,*

*High Court, Calcutta*

*Bar Association, Room No. 13.*

Page 5 of 6

**SAMAR DAS**

*Advocate,*

*High Court, Calcutta,*

*Bar Association, Room No. 13*

**CHAMBER :**

*8-2, Kiron Apartment,*

*Ground Floor, Balia More,*

*P. O. - Garia, Kolkata - 700084.*

*M. 9903423220.*

Ref No. ....

Date : 29.05.2019

I **HEREBY CERTIFY** that the above mentioned property of the present owners 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 property is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976, and the same is not under any claim of the K.M.D.A., Rajpur - Sonarpur Municipality and any other authority and is fit for equitable mortgage.

The Search Receipts are enclosed herewith.

*Samar Das* 29/05/19  
**SAMAR DAS**  
Advocate.  
High Court, Calcutta  
Bar Association Room No. 13.

No. REGN AA 060976

Receipt for Fees Deposited for Search or Inspection

Serial Number of application ..... 21276

Date of application ..... 16/5/19

Search for the year(s) ..... 2007 - 19

Name of office to which the record to be searched or inspected relates  
DR J. Sanyal

5. Name of person or property to be searched  
M-Balia

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)  
D-44 Kk 78

8. From whom received  
Dr Das (Adv)

- 9. Fees paid under Article —
- F (1) (i)
- F (1) (ii)
- F (2)

28/



No. REGN AA 062427

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application ..... 52527
- Date of application ..... 16/5/19
- Search for the year(s) ..... 2007-19
- 4. Name of office to which the record to be searched or inspected relates ..... RAKI
- 5. Name of person or property to be searched ..... IT
- 6. Nature of document ..... su
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... m Balin PS Dg 44  
..... PS km 76 PS Sonarpur
- 8. From whom received ..... S. Das M
- 9. Fees paid under Article —
  - (1) (i) ..... 141
  - (1) (ii) .....
  - (2) .....

Registrar of



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

Date of Application: 29-05-2019

Serial No of Application 1629001485/2019 Search No 1629001485/2019  
Search for the Years From 2014 To 2019 Record Available From 13/11/2014 onwards  
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Balia, , Plot No: RS- 00044  
From whom Received Mr SAMAR DAS  
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Balia, RAJPUR-SONARPUR	Property Type: Land Transaction: Declaration, Declaration relating to immovable property	Plot No: RS-44 Khatian: 76	Area of Land: 11 Katha, 3 Chatak, 23 Sq. Ft., (11 Katha,3 Chatak,23 Sqft)
Deed Details :		Deed No: I-162900363/2014, Query No: 1629000823 /2014, Serial No: 162900384/2014, Page: 6575 - 6584, Date of Registration: 12/12/2014, Date of Completion: 12/12/2014, Date of Delivery: 30/12/2014		

( Mr Debasish Dhar )  
A.D.S.R. GARIA  
OFFICE OF THE A.D.S.R. GARIA