

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

Date of Application: 11-09-2018

Serial No of Application: 1504009664/2018 Search No: 1504009654/2018  
Search for the Years: From 2000 To 2018 Record Available: From 30/11/2007 onwards  
Property to be Searched: District: North 24-Parganas, PS: Lake Town, Premises: 774, Road: Lake Town Block-A  
From whom Received: Mr. A K Bhaumik

Fees Paid under Articles: F1(i) 2/- F1(ii) 18/-

Search Result:

Sl.No. Property Location

1 District: North 24-Parganas, PS: Lake Town, Mouza: Patipukur, Municipality: SOUTH DUM DUM,, Premises: 774, Road: Lake Town Block-A, Holding: 1220

Property Type & Transaction

Property Type: Land  
Transaction: [0110] Sale, Development Agreement or Construction agreement

Plot & Khatian No and Zone

Plot No:  
LR-00629/00000  
Khatian: 00000/00

Area of Property

Area of Land:  
4.12500000 decimal (2 Katha, 8 Chatak)  
Area of Structure: 3900 Sq Ft

Deed Details :

Deed No: I-150401191/2018, Query No: 15040000978014/2018, Serial No: 1504001187/2018, Page: 46269 - 46309, Date of Registration: 27/06/2018, Date of Completion: 29/06/2018,

2 District: North 24-Parganas, PS: Lake Town, Mouza: Patipukur, Municipality: SOUTH DUM DUM,, Premises: 774, Road: Lake Town Block-A, Holding: 1220

Property Type: Land  
Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement

Plot No:  
LR-00629/00000  
Khatian: 00000/00

Area of Land:  
4.12500000 decimal (2 Katha, 8 Chatak)  
Area of Structure: 3900 Sq Ft

Deed Details :

Deed No: I-150401200/2018, Query No: 15041000173914/2018, Serial No: 1504001196/2018, Page: 46596 - 46613, Date of Registration: 27/06/2018, Date of Completion: 29/06/2018,



( Mr. Debajyoti Bandyopadhyay )

A.D.S.R. BIDHAN NAGAR

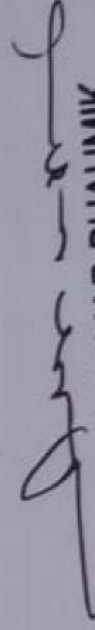
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

*Arun Kumar Bhaumik*  
Advocate  
Kolkata High Court

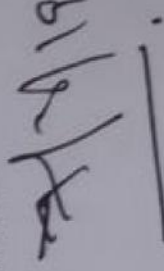
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63/21, DUM DUM ROAD  
(Surer Math)  
Kolkata - 700 074  
Bus Stop - Chatakal  
Phone : 25602531  
Mobile : 9830038790  
E-mail : arun\_bhaumik@yahoo.com

4. I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the C.I.T., C.M.D.A., and Municipality. I certify that all rents, taxes and other public dues payable in respect of the property have been paid in full up to date.
5. That the land is not affected by the preview of U.L. (Ceiling & Regulation) Act, 1976.
6. I certify that Mrs. Swapna Neogi alias Mrs. Swapna Niyogi have acquired a valid and marketable title to the property and the property is free from all encumbrances and attachments and fit for equitable mortgage.

  
ARUN KUMAR BHAUMIK  
Advocate

Calcutta High Court  
Registration No. : W.B. 905/1983

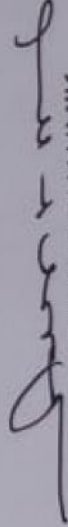


transferred and assigned to her mother Mrs. Swapna Neogi alias Mrs. Swapna Niyogi, ALL THAT undivided Half share in Ground floor, First floor and Second floor of the Five storied building at Holding No. 1220 & 1221, Plot No. 774, Lake Town, Block A, Kolkata - 700 089, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Mrs. Swapna Neogi alias Mrs. Swapna Niyogi after obtaining the said Property duly recorded his name in the records of South Dum Dum Municipality, being Holding No. 1220, Lake Town, Block - A and is well seized and possessed of and / or sufficiently entitled to the property measuring an area 02 Cottahs 08 Chittaks with Five Storied Building measuring a super built up are 3900 Sq.ft.; comprised in R.S. Dag No. 414, Lake Town, Block - A, at Mouza - Patipukur, Holding No. 1220 & 1221 now 1220, Plot No. 774, Lake Town, Block A, Kolkata - 700 089, Police Station -Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

2. I have made searches for encumbrances in respect of the property for the year 2001 to 2019, in the office of the Additional District Sub Registrar Bidhannagar Salt Lake City, and Registrar of Assurances, Kolkata and have found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

3. I have made necessary searches in the Courts concerned and I certify that there is not pending suit or attachment order relating to the property concerned.

  
**ARUN KUMAR BHAUMIK**  
Advocate

**Calcutta High Court**  
Registration No. : W.B. 905/1983

2/2/19

**Arun Kumar Bhaumik**  
Advocate  
Kolkata High Court

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63/21, DUM DUM ROAD  
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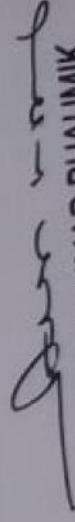
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Holding No. 1221/1, having been separately mutated and assessed in her name by the South Dum Dum Municipality.

AND WHEREAS said Sri Tushar Kanti Niyogi died intestate on 06.03.2013 leaving him surviving his wife Smt. Swapna Niyogi, the Donee therein and two sons and one daughter viz. (1) Sri Tamoghna Niyogi alias Tamoghna Guha Niyogi, (2) Smt. Bhramar Sinha Roy (nee) Niyogi wife of Sri Partha Shankar Sinha Roy and (3) Sri Tuhin Guha Niyogi, who inherited his property in equal (1/4<sup>th</sup>) share each, being the property mentioned in the schedule 'A' below and have been in enjoyment the ground, first and second floor jointly.

AND WHEREAS by a Deed of Gift dated 15.01.2014, registered at Addl. Registrar of Assurances - II, Kolkata, copied in Book No. I, CD Volume No. 2, Pages 4659 to 4671, Being No. 00435 for the year 2014, Sri Tamoghna Niyogi alias Tamoghna Guha Niyogi granted, transferred and assigned to her mother Mrs. Swapna Neogi alias Mrs. Swapna Niyogi, ALL THAT undivided 1/4<sup>th</sup> share in Ground floor, First floor and Second floor of the Five storied building at Holding No. 1220 & 1221, Plot No. 774, Lake Town, Block A, Kolkata - 700 089, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS by a Deed of Gift dated 07.03.2014, registered at Addl. Registrar of Assurances - II, Kolkata, copied in Book No. I, CD Volume No. 13, Pages 3834 to 3848, Being No. 02856 for the year 2014, Smt. Bhramar Sinha Roy (nee) Niyogi and Sri Tuhin Guha Niyogi granted,

  
**ARUN KUMAR BHAUMIK**  
Advocate

Calcutta High Court

Registration No. : W.B. 905/1983

7/11/19

*Arun Kumar Bhaumik*  
Advocate  
Kolkata High Court

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63/21, DUM DUM ROAD

(Surer Math)

Kolkata - 700 074

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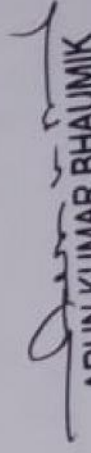
E-mail : arun\_bhaumik@yahoo.com

WILL was confirmed by a Deed of Ascent dated 12.01.2005, registered at Addl. Registrar of Assurances, Calcutta, copied in Book No. IV, Volume No. 3, Pages 228 to 235, Being No. 126 for the year 2005.

AND WHEREAS after obtaining the said property Sri Tushar Kanti Niyogi constructed the fourth floor of the said Building, at Holding No. 268, Lake Town, Plot No. 774, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700 089, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Sri Tushar Kanti Niyogi son of late Girija Kanta Niyogi during his life time was the absolute owner of the straight five storied building standing on Plot No. 744, Lake Town, Block A, Post Office and Police Station - Lake Town, within the limit of South Dum Dum Municipality, in the District of North 24-Parganas, Holding No. 1220 & 1221 more fully described in the Schedule 'A' property, with proportionate share of land of the holding with user of common facilities.

AND WHEREAS by means of a Deed of Gift, Being No. 07503 for the year 2006, recorded in Book No. I, Volume No. 1, Pages 1 to 9, registered at Addl. Registrar of Assurances - II, Kolkata donated by Sri Tushar Kanti Niyogi, during his life time, his wife Smt. Swapna Niyogi, the Donee thereof is the owner of the other part i.e. Third Floor and Fourth Floor of the said building with right and interest of proportionate land of the Holding and user of common parts, exclusively now being

  
**ARUN KUMAR BHAUMIK**  
Advocate

Calcutta High Court  
Registration No. : W.B. 905/1983

2/7/19

*Arun Kumar Bhaumik*  
Advocate  
Kolkata High Court

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63/21, DUM DUM ROAD  
(Surer Math)

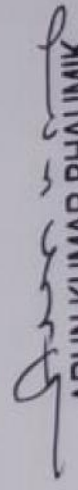
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AND WHEREAS Amiya Kana Niyogi after the said purchase duly mutated her name in the records of South Dum Dum Municipality and constructed Four Storied Building as per Sanction Plan No. 75 dated 29.03.1971 and Plan No. 370 dated 17.01.1981, at Holding No. 268, Lake Town, Block - A, Police Station - Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

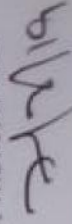
AND WHEREAS by a Deed of Gift dated 23.03.1990, registered at Addl. District Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 46, Pages 97 to 114, Being No. 2144 for the year 1990, Smt. Amiya Kana Niyogi granted, transferred and assigned to her son Sri Tushar Kanti Niyogi ALL THAT undivided  $\frac{1}{2}$  Share of the Four Storied Building i.e. Entire Second floor and Third floor with roof, at Holding No. 268, Lake Town, Plot No. 774, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700 089, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Amiya Kana Niyogi at her life time made and published her last WILL and Testament dated 09.02.1979, registered at Addl. Registrar of Assurances, Calcutta copied in Book No. III, Volume No. 1, Pages 76 to 78, Being No. 13 for the year 1979, whereby she govern and bequeathed her undivided  $\frac{1}{2}$  share in the said Four Storied Building in favour of her son Sri Tushar Kanti Niyogi.

AND WHEREAS after the death of Amiya Kana Niyogi, her son Tushar Kanti Niyogi obtain probate from the Honorable High Court of Calcutta vide P.L. No. 306 for the year 2003 and the said

  
**ARUN KUMAR BHAUMIK**  
Advocate

Calcutta High Court  
Registration No. : W.B. 905/1983



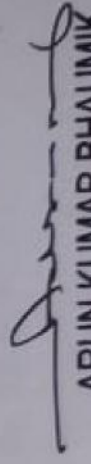
REPORT ON TITLE

28033

Re : ALL THAT piece and parcel of BASTU land measuring an area 02 Cottahs 08 Chittak with Five Storied Building measuring a super built up are 3900 sq.ft., comprised in R.S. Dag No. 414 under R.S. Khatian No. 774, at Mouza - Patipukur, at Plot No. P-774, Lake Town, Block - A, Holding No. 1220, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700 089, Circle No. VIII, Ward No. 30, within the limits of South Dum Dum Municipality, Addl. District Sub-Registration office Bidhannagar Salt Lake City, and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, J.L. No. 24, in the District of North-24-Parganas.

I have examined the title deeds produced by the Owner, I state below the devolution of title on the basis of the title deeds examined by me as follows: -

1. WHEREAS by a Deed of Conveyance dated 21.03.1974, registered at Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 51, Pages 64 to 68, Being No. 2669 for the year 1974, The Governor of State of West Bengal sold, transferred and conveyed to Smt. Amiya Kana Niyogi, ALL THAT piece or parcel of Land measuring an area 02 Cottahs 08 Chittaks; comprised in C.S. Dag No. 414, Lake Town, Block - A, at Mouza - Patipukur, Police Station - Dum Dum now Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

  
**ARUN KUMAR BHAUMIK**  
Advocate

Calcutta High Court  
Registration No.: W.B. 905/1983

27/1/19