

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

Dated 25<sup>th</sup> January, 2021

## Searching Report

### To Whom It May Concern

**SUBJECT :-** ALL THAT a piece and parcel of Bastu Land measuring about **11.53 Decimal**, or 6( Six) Khattah 15 ( Fifteen ) Chattak 27 Sq. ft or 466.728 Sq Meter or, in which proposed G plus 4 storied residential cum Commercial apartment building, vide sanction Plan No 24816 dated 03<sup>rd</sup> day of February, 2020 , from Naihati Municipality comprised in R.S. Dag No. 407, corresponding to L.R. Dag No. 818 under R.S. Khatian No. 1220 corresponding to LR Khatian No 10144, 10145 & 10146 J.L. No. 03, , Mouza - Naihati, lying & situated at:- Holding No. 124/A, R.B.C. Road, under Ward No. 10( old) 13 ( New) 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 :: Arun Ghosh and Puja Room  
 ON THE SOUTH :: common Passage  
 ON THE EAST :: Common Passage  
 ON THE WEST :: : 40 Feet RBC Road

**Present Owners :- Smt Chhanda Ghosh, Ritam Ghosh and Arhan Gosh all are legal heirs and successors of Late Biman Kumar Ghosh all are of 124/A, R.B.C. Road , Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal**

*Koushik Paul.*

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

*WB/1881/1995*



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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 1978 to 2020 accompanied by searching receipt vide no 1507004403/2020 dated 11<sup>th</sup> day of December, 2020 and I have submit the report as herein under.

1. That originally property belongs to one Satish Chandra Ghosh son of Late ---- Ghosh and after his sad demise , in the year of 1962, the property developed upon his only son Pramatha Nath Ghosh and thereafter the heirs of Pramatha Nath Ghosh , namely Sri Arun Kumar Ghosh , Sri Sunil Kumar Ghosh, Sri Biman Kumar Ghosh , and Smt Durgabwati Ghosh , and they are jointly executed a Deed of Partition , amongst themselves, being the heirs of Pramatha Nath Ghosh , and the said deed was duly executed and registered before the office of the ADSRO at Naihati , vide Book No-1,Volume No 4, Pages 223 to 238,deed No 311 dated 16<sup>th</sup> day of January, 1988.
2. That in the said Partition Deed , Lot B Allotted to Sunil Kumar Ghosh And Lot C and C1, allotted to Biman Kumar Ghosh.
3. That , thereafter during the lifetime of Sunil Kumar Ghosh, he had executed a Deed of Gift in favor of Biman Kumar Ghosh which was duly , executed and registered before the office of the ADSRO at Naihati, vide Book No - 1, Volume No 85, Pages 387 to 392, deed No 4141 , in the year of 2001, in respect of 3 (three) Khattah 11 Eleven) chattak 24 ( Twenty Four) chattak or 6.15 decimal of land with structures which was allotted to , in favor of Biman Kumar Ghosh , which is part B of partition deed .

*Koushik Paul*



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Advocate

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4. That after obtaining the property as per Partition Deed and through deed of Gift the present property duly mutated before the office of the BL& LRO at Barrackpore-1 and Naihati Municipality and paying taxes thereon up to date.
5. That thereafter **Biman Kumar Ghosh** son of **Late Pramatha Nath Ghosh**, died on 28<sup>th</sup> day of November, 2010, leaving behind **Chanda Ghosh**, **Ritam Ghosh** and **Arhan Ghosh** , who are the legal heirs of the deceased **Biman Kumar Ghosh** are also mutated their names before the office of the BL&LRO , at Barrackpore-1 , and Naihati Municipality vide Holding No 124/A ,R.B.C. Road , Post office and Police station Naihati, District North 24 Paraganas , pin code No 743 165, West Bengal
6. That thereafter, the present owners of the aforesaid plot, **Chanda Ghosh**, **Ritam Ghosh** and **Arhan Ghosh** all are legal heirs and successors of **Biman Kumar Ghosh** of 124/A ,R.B.C. 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 **M/s Balaji Enterprise** , *having its registered office at Sai Tower Block -A, 1<sup>st</sup> Floor , 6, No Bijoy nagar, Post office and Police station Naihati District North 24 Paraganas* DEVELOPER, vide 8446 dated 03<sup>rd</sup> day of October, 2018 registered before the ADSRO at Naihati. For making for making a Five Storied commercial & Residential Building ( G plus 4) in the aforesaid property as mentioned above and for the aforesaid purpose Naihati Municipality had sanctioned plan, vide sanction permit no sanction Plan No 24816 dated 03<sup>rd</sup> day of February, 2020 ,, from Naihati Municipality .

*Koushik Paul*

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That the *present owner of the aforesaid plots* had also Executed a Registered Power of Attorney in favor of , **M/s Balaji Enterprise** having its registered office at *at Sai Tower Block -A, 1<sup>st</sup> Floor , 6, No Bijoynagar, Post office and Police station Naihati District North 24 Paraganas* vide deed No 8450 , dated 03<sup>rd</sup> day of October, 2018. registered before the ADSRO at Naihati.

**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 No. 124/A, R.B.C. Road, under Ward No. 10( old) 13 ( New) of the Naihati Municipality, under Post Office & Police Station- Naihati, Additional District Sub - Registrar Office at Naihati, District - North 24 Parganas, West Bengal 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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**174, MITRA PARA ROAD , POST NAIHATI**  
**DISTRICT NORTH 24 PARAGANAS**  
**REGISTRATION NUMBER WB/1881/1995**


 **KOUSHIK PAUL**  
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Self attested by me  
Koushik Paul

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Advocate  
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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 : 248-8056/7233  
**IDENTITY CARD**

  
*Kausik Paul*

BAR COUNCIL OF WEST BENGAL BAR COUNCIL OF WEST  
**Name** ..... **KAUSIK PAL** Advocate  
BAR COUNCIL OF WEST BENGAL BAR COUNCIL OF WEST  
**Father's/Husband's Name** ..... **BHASKAR PAL**  
BAR COUNCIL OF WEST BENGAL BAR COUNCIL OF WEST  
**CHAIRMAN EX-COMMITTEE** *[Signature]* **CHAIRMAN**

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

Self attested by me  
Koushik Paul

Card No. B-1722

Address Recorded on the Roll 174, Mitra Para Road,  
P.O.-Naihati, Dist-24Pgs(N), Pin-743165.

Present Address Do. ....

Enrolment No ..... WP-1881/1995.

Date of Enrolment 19.09.95 Birth 08.08.69

Date 10.10.01 Secretary/Assistant Secretary *[Signature]*