

Ref No.

Date 30.05.2019

SEARCH REPORT

I have search in Index – II in the records of Additional District Sub-Registration Office at Cossipore Dum Dum, D.R. Barasat and Registrar of Assurances at Kolkata for the 1999 to 2019 in respect of Mouza – Sultanpur, Dag No. 447, Khatian No. 256.

That during the period of Search I have found many entries.

Having inspected the required documents in the aforesaid Offices and also the documents produce before me, I have found that Smt. Sova Rani Bose, wife of Sri Gopal Chandra Bose purchased ALL THAT piece and parcel of land measuring more or less 2 Cottahs in the aforesaid Dag and Khatian from Smt. Milan Majumdar vide Book No. I, Volume No. 96, Pages 222 to 224, Being No. 6950 for the year 1958, registered at Sub-Registry Office Cossipore Dum Dum.

That said Smt. Sova Rani Bose further purchased a land measuring more or less 3 Cottahs 10 Chittacks in Dag No. 447, Khatian No. 256 from Sri Ganesh Lal Sonar, vide a registered Sale Deed Book No. I, Volume No. 93, Pages 213 to 215, Being No. 5882 for the year 1959 registered at Sub-Registry Office Cossipore Dum Dum.

That said Smt. Sova Rani Bose gifted ALL THAT piece and parcel of undivided 3/4th share of land measuring more or less 4 Cottahs 3 Chittacks 22.5 Sq.ft. out of the aforesaid total land measuring 5 Cottahs in the said Mouza, Dag and Khatian to her three sons Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose, vide registered Gift Deed Book No. I, CD Volume No. 2, Pages 1101 to 1114, Being No. 508 for the year 2014 registered with the A.D.S.R. Cossipore Dum Dum.

That by a Development Agreement said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose executed a Development Agreement with M/s. Moitree Developers Pvt. Ltd., having its registered office at Nalta Bakultala Road, P.O. & P.S. Dum Dum, Kolkata – 700 028 to construct a multi storied building on the aforesaid land measuring 5 Cottahs, vide a registered Development Agreement recorded in Book No. I, CD Volume No. 18, Pages 6200 to 6223, being No. 07336 for the year 2014 registered at A.D.S.R.O. Cossipore Dum Dum and the said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose executed a registered Development Power of Attorney in favour of the said M/s. Moitree Developers Pvt. Ltd., having its registered office at Nalta Bakultala Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, registered Development Power of Attorney recorded in Book No. I, CD Volume No. 18, Pages 6224 to 6240, being No. 07337 for the year 2014 registered at A.D.S.R.O. Cossipore Dum Dum.

Subrata Mallik

Advocate

District Judges Court, Barasat
North 24 Parganas

Resident :

23, M. M. Ghosh Road, Kol - 74

Office :

100, South Sinthee Road, Kol - 30

Mobile : 9903455760

Ref No.

Date : 30.05.2019

2

That said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose, by a Cancellation Development Agreement cancel the aforesaid Development Agreement Being No. 07336 for the year 2014 registered with the A.D.S.R. Cossipore Dum Dum vide a registered Cancellation of Development Agreement registered with the A.D.S.R. Cossipore Dum Dum vide Book No. I, Volume No. 1506-2019, Pages 114861 to 114885, Being No. 150602495 for the year 2019.

That said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose also revoked the Development Power of Attorney Being No. 07337 for the year 2014 vide a Revocation Development Power of Attorney registered with the A.D.S.R. Cossipore Dum Dum vide Book No. I, Volume No. 1506-2019, Pages 3893t to 3911, Being No. 15060153 for the year 2019.

That the said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose further executed a registered Development Agreement with M/s. R.G. Developers and Contractor, a Partnership Firm, having its registered Office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, vide a registered Development Agreement registered with the A.D.S.R. Cossipore Dum Dum vide Book No. I, Volume No. 1506-2019, Pages 138996 to 139031, Being No. 150602993 for the year 2019 to develop and construct a multi storied building on the aforesaid total land measuring 5 Cottahs 10 Chittacks.

That said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose also executed a Development Power of Attorney in favour of the said M/s. R.G. Developers and Contractor, a Partnership Firm, having its registered Office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, to construct a multi storied building on the aforesaid plot of land vide a registered Development Power of Attorney registered with the A.D.S.R. Cossipore Dum Dum vide Book No. I, Volume No. 1506-2019, Pages 138682 to 138708, Being No. 150603009 for the year 2019.

As per records and documents available to me during the period of my search, in my opinion that said Smt. Sova Rani Bose, Sri Bikash Bose, Sri Bijoy Bose and Sri Bapi Bose are the absolute joint Owners of total land measuring more or less 5 Cottahs 10 Chittacks in the aforesaid Mouza, Dag and Khatian and they have a good, clear and marketable title and the said Property is free from all encumbrances.

Enclo : Search Receipt.

A. Mallik
Subrata Mallik
(Adv)
Barasat Court
Enroll No. F31/31of1987