

Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 16-12-2020

Serial No of Application	1502007193/2020	Search No	1502007193/2020
Search for the Years	From 1998 To 2020	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Sahara, . Plot No: LR- 00241		
From whom Received	Mr R Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 22/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Airport, Mouza: Sahara, Municipality: MADHYAMGRAM., Road: Sukanta Nagar, . Ward: 27, Holding: 181	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-241 Khatian: 3196	Area of Land: 20.48177085 decimal (12 Katha,6.5 Chatak,5 Sqft) Area of Structure: 1500 Sq Ft
Deed Details :				
Deed No: I-150203298/2019, Query No: 15020001828388/2019, Serial No: 1502002877/2019, Page: 98871 - 98918, Date of Registration: 02/12/2019, Date of Completion: 02/12/2019,				
2	District: North 24-Parganas, PS; Airport, Mouza: Sahara, Municipality: MADHYAMGRAM., Road: Sukanta Nagar, . Ward: 27, Holding: 181	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-241 Khatian: 3197	Area of Land: 20.48177085 decimal (12 Katha,6.5 Chatak,5 Sqft) Area of Structure: 1500 Sq Ft
Deed Details :				
Deed No: I-150203299/2019, Query No: 15020001828388/2019, Serial No: 1502002877/2019, Page: 98871 - 98918, Date of Registration: 02/12/2019, Date of Completion: 02/12/2019,				
3	District: North 24-Parganas, PS; Airport, Mouza: Sahara, Municipality: MADHYAMGRAM., Road: Sukanta Nagar, . Ward: 27, Holding: 181	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-241 Khatian: 3196	Area of Land: 20.48177085 decimal (12 Katha,6.5 Chatak,5 Sqft) Area of Structure: 1500 Sq Ft
Deed Details :				
Deed No: I-150203300/2019, Query No: 15021000251207/2019, Serial No: 1502002881/2019, Page: 98935 - 98970, Date of Registration: 02/12/2019, Date of Completion: 02/12/2019,				
4	District: North 24-Parganas, PS; Airport, Mouza: Sahara, Municipality: MADHYAMGRAM., Road: Sukanta Nagar, . Ward: 27, Holding: 181	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-241 Khatian: 3197	Area of Land: 20.48177085 decimal (12 Katha,6.5 Chatak,5 Sqft) Area of Structure: 1500 Sq Ft
Deed Details :				
Deed No: I-150203300/2019, Query No: 15021000251207/2019, Serial No: 1502002881/2019, Page: 98935 - 98970, Date of Registration: 02/12/2019, Date of Completion: 02/12/2019,				



(Mr Amitava Dutta)
D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 14-12-2020

Serial No of Application	1902013153/2020	Search No	1902013153/2020
Search for the Years	From 2002 To 2020	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Sahara, , Plot No: RS- 00241		
From whom Received	Mr R Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 18/-	

Search Result: No Record Found

(Mr Abhijit Basu)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 14-12-2020

Serial No of Application	1904009254/2020	Search No	1904009254/2020
Search for the Years	From 2015 To 2020	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Sahara, Plot No: RS- 00241		
From whom Received	Mr R Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found

(Mr Debasis Patra)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



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

Date of Application: 22-12-2020

Serial No of Application	1504005371/2020	Search No	1504005371/2020
Search for the Years	From 1996 To 2020	Record Available	From 30/11/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Sahara, , Plot No: RS- 00241		
From whom Received	Mr R Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 24/-	

Search Result: No Record Found

(Mr Debajyoti Bandyopadhyay)
A.D.S.R. BIDHAN NAGAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR



Tapash Kanti Ghosh

Advocate

Sealdah Court, 1st floor, Room - 101, Kolkata - 700014

Mob - 9231838176

Email- tapashkghosh199@gmail.com

Resident - 19/4, K.B. Sarani, Mall Road
Kolkata- 700080

Chamber- 186, R.B.C. Road, Kolkata-
700028

Ref:

06/01/2021

being deed No. 07386 for the year 2014 and copied in book No. 1, CD Volume No. 35, pages from 270 to 284 and registered at A.R.A-II, Kolkata and mutated their names in the records of Madhayamgram Municipality being holding No. 181, Sahara Sukanta Nagar, Ward No. 27 and enjoyed the said property jointly and seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances.

That at the time of current settlement, the name of the present owner No. 2 (Smt. Urmila Shaw) is recorded "Bagan " a plot of land measuring 0.2050 decimal of land comprised L.R. Dag No. 241 under L.R.Khatian No. 3196 at Mouza Sahara and 10 (Ten) decimal of land out of the above said property has been converted to Bastu from the Bagan Land as conversion Case No. CN-353/18 dated 11.10.2018.

That at the time of current settlement, the name of the present owner No. 1 (Sri Montu Shaw) is recorded "Bagan " a plot of land measuring 0.2050 decimal of land comprised L.R. Dag No. 241 under L.R.Khatian No. 3197 at Mouza Sahara and 10 (Ten) decimal of land out of the above said property has been converted to Bastu from the Bagan Land as conversion Case No. CN-354/18 dated 11.10.2018.

That the owners enjoyed khas, peaceful possession of the said property without any disturbance and/or hindrances from any corner from anyone.

That for the better use and enjoyment of the aforesaid property the owners have decided to raise and construct a multi storied building on and over the said property as per the Building plan No- COM-33/MM/2018-19 dated 30.06.2018, which was already sanctioned by the Madhyamgram Municipality at the cost of owners.


TAPASH KANTI GHOSH (Adv.)

Sealdah Court

06/01/2021

VISITING HOURS - MONDAY TO FRIDAY 6:30 P.M. TO 9:30 P.M.
SATURDAY & SUNDAY 11:30 A.M. TO 2:30 P.M.

Tapash Kanti Ghosh

Advocate

Sealdah Court, 1st floor, Room - 101, Kolkata - 700014

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Kolkata- 700080

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700028

Date *06/01/2024*

That having no such experience and requisite fund to raise and construct a proposed building on and over the said property the owners have decided to place the responsibility to raise and construct the proposed multistoried building through the Developer as per the sanctioned plan No- COM-33/MM/2018-19 From Madhyamgram Municipality and the Developer herein being experienced and competent person accepted the proposal of the Owners herein;

AND WHEREAS by a development agreement was made between the owners herein of the One Part and **RBA ENTERPRISE PRIVATE LIMITED**, under the companies Act. 1956 having its registered office at J.K. Garden, Block- "A", Ground Floor, 12/1, Italgacha Road, P.O.- Italgacha, P.S.- Dum Dum, Kolkata- 700028, represented its directors namely (1) **BAZI RAO MONDAL**, Son of Late Barun Mondal, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at 1 No Incinerator Road, Police Station + P.O. Dum Dum, Kolkata 700028 (2) **ASHIM KUMAR SAHA**, Son of Late Ajit Kumar Saha, by religion Hindu, by occupation Business, residing at 18/9, U.K. Dutta Road, P.O. & P.S. - Dum Dum, Kolkata- 700028 (3) **RAM YADAV**, Son of Late Raman Yadav, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 73, R.B.C. Road, Police Station + P.O. Dum Dum, Kolkata- 700028 as the developer of the said agreement of the Other Part, by virtue of a registered Development agreement being deed No. 150203298 for the year 2019 and copied in Book No. 1, Volume No. 1502-2019, Pages from 98871 to 98918 and registered at DSR_II, North 24 Parganas and the owners engaged the Developer to construct a multi storied Building consisting flat, Shops and garage space on the said premises, according to the sanctioned Building plan sanctioned by North Dum Dum Municipality in the name of the owners herein.


TAPASH KANTI GHOSH (Adv.)

Sealdah Court

06/01/2024

7
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Ref:

Date 06/01/2021

AND WHEREAS the said owners executed a registered Development Power of attorney in favour of Two or all partners of **RBA ENTERPRISE PRIVATE LIMITED** "having its registered office at J.K. Garden, Block- "A", Ground Floor, 12/1, Italgacha Road, P.O.- Italgacha, P.S.- Dum Dum, Kolkata- 700028, by virtue of a registered Development power of attorney being deed No. 150203300 for the year 2019 and copied in book No. I, Volume No. 1502-2019, pages from 98935 to 98970 and registered at DSR-II, North 24 Parganas for constructing multi storied building as per sanctioned plan of the Madhyamgram Municipality and to sale the flat, flats, shop/ garage spaces and sign and execute Agreement for Sale in favor of the intending purchaser, along with the undivided proportionate share of land in pursuance of the said Development Agreement except owner's allocation mentioned in the said development agreement.

I hereby certify that **SRI MANTU SHAW ALIAS MONTU SHAW, & SMT. URMILA SHAW**, are the absolute owner of a plot of land measuring 21 (Twenty one) Cottahs 1 (One) Chittacks 21 (Twenty One) sq.ft more or less as per available records of search and the above said property is free from encumbrances and the said property has an absolutely clear, free and marketable title and the said property is fit for equitable mortgage

I also hereby certify that the above mentioned Property is not subject any restriction of urban land (ceiling and Regulation) Act, 1976 the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage

The receipt for the relevant search slips are enclosed herewith.


TAPASH KANTI GHOSH (Adv.)

Sealdah Court

06/01/2021

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SATURDAY & SUNDAY 11:30 A.M. TO 2:30 P.M.