

*Bibhas Kumar Ghosh,*

*Advocate, Calcutta High Court.*

*Chamber & Residence-*

*Golap Apartment,*

*B-7, Raj Narayan park,*

*Kolkata- 700 154.*

Dated 07.01.2025

**TITLE INVESTIGATION REPORT**

A searches have been conducted by me through Sri S.Sanyal Advocate , Alipore Criminal Court in the office of Additional District Sub Registrar at Sealdaha, District Registrar, South 24 Parganas at Alipore, District Sub Registrar at Alipore, for a period from 2009 to 2024 till date) of the properties, the details and description of which is given in Schedule -I herein and after verifying the relevant papers and documents as described in Schedule-II herein, it has been found that SRI AVISHEK MONDAL son of Swapan Mondal residing at 239, Nabodit, Nayabad, P.O- Mukundapur, Kolkata- 700 099 Police Station - Purba Jadavpur, Kolkata - 700 099, District South 24 Parganas is the absolute recorded owner of the property mentioned in Schedule-1 herein.

Some of the records in the concerned Registry Offices are found partly illegible and or damaged. So far records are available in the concerned offices and relying on the documents as supplied to me mentioned in schedule-II, no adverse entry have been found and no further sale and purchase transaction found during searches. I am of the opinion that Sri Avishek Mondal

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Son of Swapan Mondal is the absolute recorded owner of the property mentioned in Schedule-1 herein and the said property is free from all encumbrances ,charges, liens ,lispendences, claims, demands, attachments, mortgages, vested whatsoever or howsoever in nature and the said property has got a clear and good marketable title.

The Schedule -I and Schedule-II are described hereunder and shall be treated as an integral part of the Title Investigation Report.

The original search receipt, the number of which are given below shall be treated as an integral part of the Title Investigation report.

**Receipts Nos-**

1. District Registrar, South 24 Parganas& District Sub Registrar at Alipore-  
Receipt No. BB 024773 AND CC 331011 dated 06.1.2025.

**SCHEDULE -I**

**LAND/PROPERTY**

ALL THAT piece and parcel of Bastu land measuring an area about 03 Cottachs more or less, comprised under mouza Nayabad, J.L.No.25, Touzi No.56, R.S.khatian No.75, L.R.khatian No.2753, R.S. & L.R.Dag No.157, Being Premises No.1336, Nayabad, Kolkata 700 099, Assessee No.31-109-08-1336-9, with in the limit of the Kolkata Municipal corporation under ward No.109, P.S-Panchasayar (previously Purba jadvapur) , District South 24 parganas

**SCHEDULE-II**

**DEVOLUTION OF TITLE**

*Bibha Kumar Choudhary*

1. By virtue of a deed of sale dated 01.06.2022 one Swapan Mondal has purchased **ALL THAT** piece and parcel of bastu land measuring about 03 cottachs more or less , Being Plot no. 4 & 4A, together with R.T.Shed measuring about 100 sq ft , comprised under Mouza-Nayabad J.L.No.-25, Touzi No.-56, R.S.Dag & L.R Dag No.157, R.S.Khatian No.-75, L.R.Khatian No.2753,P.S- panchasayar, District South 24 Parganas from Sri Sanjoy Kumar Singh against a valuable consideration mentioned therein and the said deed of sale was duly registered in the office of District Sub Registrar-IV at Alipore and recorded in Book No.1, Volume No.1604-2022, pages from 188406 to 188434, Being No.05810 for the year 2022.
2. By virtue of a deed of gift dated 20.2.2023, the said Swapan Mondal gifted bequeathed conveyed transferred the said land in favour of his son Avishek Mondal **ALL THAT** piece and parcel of bastu land measuring about 03 cottachs more or less , Being Plot no. 4 & 4A, together with R.T.Shed measuring about 100 sq ft , comprised under Mouza-Nayabadn J.L.No.-25, Touzi No.-56, R.S.Dag & L.R Dag No.157, R.S.Khatian No.-75, L.R.Khatian No.2753, P.S.Panchasayar, district-South 24 parganas against love and affection and the said deed of gift was duly registered in the office of District Sub Registrar-II at Alipore and recorded in Book No.1, volume no.1602-2023, pages from 81411 to 81441, Being No.160202087 for the year 2023.

During the course of inspection it is observed that the said Avishek Mondal has mutated his name in respect to the aforesaid lands in the record of the

*Bibha Kunda Chak*

Kolkata municipal Corporation and have obtained ASSESSEE No.31-109-08-1336-9 in respect of Premise No.1336, Nayabad, Kolkata- 700 099 and paying taxes regularly. **(KMC Mutation)**.

During the course of investigation no further sale in respect of the schedule property is found.

Considering and verifying the aforesaid papers and documents ,I am of the opinion that **Sri Avishek Mondal** son of Swapan Mondal residing at 239, Nabodit, Mukundapur, Kolkata 700 099 Police Station- Panchasayar, District South 24 Parganas is the sole and absolute rightful recorded owner of the land/property as described and mentioned in Schedule-I and the said property is free from all encumbrances, charges, liens, lispendences , claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear , free and good marketable title.

  
**(BIBHAS KUMAR GHOSH)**

**Advocate, Calcutta High Court**  
**RegdNo.WB/733/1995.**

No. REGN BB 024773

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 293
- 2. Date of application ..... 6/1/25
- 3. Search for the year (s) ..... 2010 - 2015
- 4. Name of office to which the record to be searched or inspected relates .....  
DR + S. Calcutta
- 5. Name of person or property to be searched ..... 7
- 6. Nature of document ..... Pr - 1376, Nayabed
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 101 - 99

8. From whom received ..... S. Sanyal (Adv)

9. Fees paid under Article — 37/-

- F (1) (i)
- F (2) (ii)
- F (2)



1000000 D.S.R./A.D.S.R. III Alipore  
2010 to 2025

✓  
06-01-25

1000000 D.S.R./A.D.S.R. Sealdah  
2010 to 2025

✓  
06-01-25

025  
Hispane

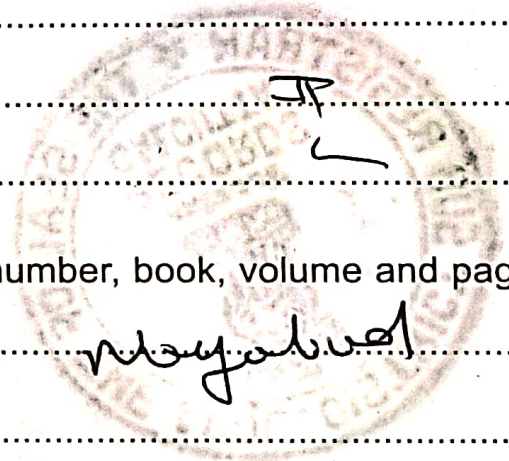
556

[New Rule Form No. 19 (Appendix-I)]

No. REGN CC 331011

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 311
- 2. Date of application ..... 6/1/25
- 3. Search for the year (s) ..... 2010-24
- 4. Name of office to which the record to be searched or inspected relates ..... Pn
- 5. Name of person or property to be searched ..... JP
- 6. Nature of document .....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 1336 *mayabud*
- 8. From whom received ..... P. K. Roy
- 9. Fees paid under Article —
- F (1) (i) ..... 161
- F (2) (ii)
- F (2)



..... Registrar of ..... *[Signature]*

