

SWAPAN BARDHAN
ADVOCATE

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Date: 27.02.2025

Title Investigation Report (Search Report)

Re: All that the land measuring about 45.29 decimals be the same a little more or less with 100 sqft tiles shed cemented flooring structure comprised in R.S. and L.R. Dag No. 2690(part), 2705(part), 2706(part), under R.S. and L.R. Khatian No. 2014, 3841, 3844, Mouza: Barbaria, J.L. No. 8, R.S. No. 24, Touzi No. 146 (presently Touzi No.12) Pargana-Anowarpur, within the local limits of Paschim Khilkapur Gram Panchayat, Barasat-I, Police Station Duttapukur, Post Office. Jagannathpur, under the jurisdiction of ADSR Office Kadambagachi, District North 24 Parganas,

Present owners: (1) SRI SWAPAN KUMAR DAS. (2) SRI SOMNATH DAS. (3) SRI AJOY KUMAR DAS.

I have caused necessary searches in the sub-registry office at Kadambagachi, District Registrar at Barasat and Registrar of Assurances, Kolkata for the year 2010 to 2025 and have inspected all other relevant documents in respect of the aforesaid property.

It appears from the search that WHEREAS all that piece and parcel of land measuring an area 11 bigha 13 cottah 25 sq.ft. More or less, comprised in Dag no. 2690, 2705, 2706 and others, under R.S. Khatian no. 805, 805/1, 888 and others, situated at mouza Barbaria, J.L. No.8, Re.Sa. No.24, Touzi no.146, under, P.S. Barasat at present Duttapukur, within the jurisdiction of ADSR Kadambagachi, under the limits of Paschim Khilkapur gram panchayet, in the Dist. of North 24 Parganas was purchased by Kumar Krishna Das, by virtue of a deed of conveyance dated 03-05-1962, registered in the office of SR Barasat, being no. 4955 from one Dulal Chandra Karmakar, by virtue of a deed of conveyance on the same date & same office being no. 4956 from one Azahar Mondal & others, by virtue of a deed of conveyance dated 04-05-1962, registered in the office of SR Barasat, being no. 5048 from Usman Mondal, by virtue of a deed of conveyance dated 05-05-1962, registered in the office of SR Barasat, being no. 5118 from Ambat Ali Mondal, by virtue of a deed of conveyance on the same date & same office being no. 5119 from Jamat Ali Mondal, by virtue of a deed of conveyance dated 05-05-1962, registered in the office of SR Barasat, being no. 5122 from Hazer Mistri, by virtue of a deed of conveyance on the same date & same office being no. 5125 from one Muchiram Mondal, by virtue of a deed of conveyance dated 09-05-1962, registered in the office of SR Barasat, being no. 5177 from one Jamat Ali Mondal, by virtue of a deed of conveyance dated



12-05-1962, registered in the office of SR Barasat, being no. 5516 from one Mowla Box Mondal, by virtue of a deed of conveyance dated 18-06-1962, registered in the office of SR Barasat, being no. 7356 from Sunitya Lal Das, by virtue of a deed of conveyance dated 26-06-1962, registered in the office of SR Barasat, being no. 7715 from Gopal Chandra Mondal, by virtue of a deed of conveyance dated 11-08-1962, registered in the office of SR Barasat, being no. 9188 from Sadhan Chandra Mondal, by virtue of a deed of conveyance dated 11-09-1963 registered in the office of SR Barasat, being no. 11870 from Bimalendu Chattopadhyay, by virtue of a deed of conveyance dated 13-09-1963 registered in the office of SR Barasat, being no. 11608 from Sunitya Lal Das and by virtue of a deed of conveyance dated 23-03-1966 registered in the office of SR Barasat, being no. 4343 from Uma Bala Dashi and absolutely seized and possessed thereon. whereas, while in peaceful possession, said Kumar Krishna Das recorded his name in the record of B.L.&L.R.O. under L.R. Khatian No. 457 and absolutely seized and possessed thereon.

WHEREAS, while in peaceful possession, said Kumar Krishna Das executed WILL in favour of Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das and the said WILL was registered on 24-06-1979, registered in the office of the additional district sub registrar at Sealdah, recorded Book III, Volume No.2, pages from 66 to 73 being No. 39 for the year 1979 and thereafter said Kumar Krishna Das died on 24-07-1985 and the Hon'ble High Court at Calcutta, by passing an order dated 24.02.1987 in Case No. 23 of 1987, was pleased to grant the probate of the said will, in favour of his sons

WHEREAS as per the terms and conditions of the said WILL being No.39 for the year 1979, said Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das became the absolute owners of the said land as above and absolutely seized and possessed thereon.

WHEREAS while in peaceful possession, said Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das amicably partitioned their landed properties by virtue of a deed of partition dated 31-08-1992, registered in the office of SR Barasat, recorded in Book No. I Volume No.131, pages from 375 to 406 being No. 9647 for the year 1992 and took possession in their own allocated portion as per said partition deed.

WHEREAS as per said partition deed, said Ajay Kumar Das became the absolute owner of 38 cottahs 05 chittacks 01 sq.ft., said Somnath Das became the absolute owner of 38 cottahs 04 chittacks 41 sq.ft., said Subrata Das became the absolute owner of 38 cottahs 04 chittacks 44 sq.ft., said Shyamal Kumar Das became the absolute owner of 38 cottahs 04 chittacks 44 sq.ft., said Subir Kumar Das became the absolute



owner of 38 cottahs 05 chittacks 26 sq.ft. and Swapan Kumar Das became the absolute owner of 38 cottahs 06 chittacks 04 sq.ft. of land and absolutely seized and possessed their owned allocated portion of land.

WHEREAS by virtue of the said partition remaining 10 decimals land out of 104 decimals land in Dag No. 2690 all said Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das are the joint owners and have been seized and possessed thereon free from all encumbrances, liens, charges, mortgages whatsoever and they have every right to sell or any kind of transfer the same.

WHEREAS by virtue of a registered deed of sale said Subrata Das, Somnath Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das sold and transferred an area of 1.875 decimals out of 10 decimals comprised in Dag No. 2690, Mouza – Barbaria, P.S- Duttapukur, in favour of Swapan Kumar Das and the said sale deed was registered in the office of the Additional District Sub-Registrar, Kadambagachi and recorded in Book-I , being No- 151905763 for the year 2023.

AND WHEREAS after the said execution of sale deed Sri Swapan Kumar Das became the absolute owner of 38 Cottah 06 Chittack 04 sq. ft. and 1 Cottah 5 chittack and 35 sq. ft. i.e. 39 Cottah 11 chittack 39 sq.ft.

AND WHEREAS by virtue of a deed of conveyance dated 10-12-1997, registered in the office of the Sub Registrar at Kadambagachi, recorded in book No.I, volume No.27, pages 279 to 286, being No. 2176 for the year 1997 said Shyamal Kumar Das sold, granted, transferred and conveyed 08 cottahs 06 chittacks 20 sq.ft. of land out of 38 cottahs 04 chittacks 44 sq.ft. of land comprised in Dag No. 2690 an area of 3 cottah 12 chittack 33 sq.ft, Dag No. 2705 an area of land 8 chittack 05 sq.ft and 2706 an area of 4 cottah 1 chittack 37 sq. ft which he obtained by said partition deed, unto and in favour of one Ganesh Dam, son of Late Netai Chandra Dam of Vivekananda Sarani, Barasat, Dist. North 24 Pargans, and delivered peaceful possession in his favour.

And WHEREAS by virtue of a deed of conveyance dated 19-12-1997, registered in the office of District Registrar North 24 Parganas at Barasat, recorded in book No.I, volume No.199, pages 287 to 294, being No. 9774 for the year 1997 said Ganesh Dam sold, granted, transferred and conveyed 06 cottahs 06 chittacks of land in Dag No. 2690, 2705 & 2706, unto and in favour of one Mina Biswas, wife of Sri Debdulal Biswas of 5 No. Pannajhil, Barasat Dist. North 24 Parganas, and delivered peaceful possession in her favour.

WHEREAS Swapan Kumar Das, Somnath Das, Ajoy Kumar Das and Subrata Das form a Partnership firm name and style as M/S B.Das on 01/04/1993.



AND WHEREAS by virtue of a deed of conveyance dated 05-06-1998, registered in the office of the District Registrar North 24 Parganas at Barasat, recorded in book No.I, volume No.77, pages 223 to 232, being No. 3709 for the year 1998 said Mina Biswas sold, granted, transferred and conveyed 06 cottahs 06 chittacks of land comprised in Dag No. 2690, 2705 & 2706, unto and in favour of M/s. B. Das, a partnership firm represented by its partners Swapan Kumar Das, Ajay Kumar Das, Somnath Das & Subrata Das and delivered peaceful possession in their favour.

AND WHEREAS By virtue of a deed of Conveyance dated 05-06-1998, registered in the office Of the district registrar North 24 Parganas At Barasat, recorded in Book No.I, Volume No.77, Pages 233 To 241, being No. 3710 for the year 1998 Said Ganesh Dam sold, granted, transferred and conveyed 02 Cottahs 20 Sq.Ft. of land comprised in Dag No. 2690, unto And in favour Of Said M/S. B. Das, represented by its partners Swapan Kumar Das, Ajay Kumar Das, Somnath Das & Subrata Das and delivered peaceful possession in their favour.

WHEREAS the said M/s. B. Das partnership firm is dissolved on 31/03/2007 with the terms and conditions Swapan Kumar Das, Somnath Das, Ajoy Kumar Das and Subrata Das became the equal joint owner of the land of the dissolved partnership firm.

WHEREAS by the above-mentioned manner Swapan Kumar Das, Somnath Das, Ajay Kumar Das and Subrata Das jointly became the owners of Land measuring an area of 13.87 decimals equivalent to 8 cottah 6 chittack 20 sq.ft. WHEREAS as per terms and conditions of the dissolution of the partnership firm Swapan Kumar Das, Somnath Das, Ajay Kumar Das and Subrata Das partitioned the said land into two plots. Swapan Kumar Das, Somnath Das and Ajay Kumar Das got all that piece and parcel of Shali land measuring an area 2 cottah 13 chittacks 17 sq.ft. out of 03 cottah 12 chittacks 23 sq.ft. comprised in R.S. & L.R. Dag No. 2690, Bastu land measuring an area of 06 chittack 04 sq.ft. out of 08 chittacks 5 sq.ft. comprised in .R.S. & L.R. Dag No.2705 and Shali land measuring an area 03 cottahs 1 chittacks 16 sq.ft out of 04 cottahs 1 chittacks 37 sq.ft. comprised in R.S. & L.R. Dag No.2706, aggregating an area 06 cottahs 04 chittacks 37 sq.ft equivalent to 10.41 decimals, under R.S. Khatian No. 805 & 888 L.R. Khatian No. 457, situated at Mouza Barbaria, J.L. No.8, Re.Sa. No.24, Touzi No.146, under P.S. Barasat at present Duttapukur, within the jurisdiction of ADSR Kadambagachi, under the limits of Paschim Khilkapur Gram Panchayat, in the Dist. of North 24 Parganas. And the said partition deed was registered in the office of the Additional District Sub-Registrar, Kadambagachi and recorded in Book-I, Being No - 151905764 for the year 2023.



WHEREAS after the execution of the said deed of partition Swapan Kumar Das, Somnath Das and Ajay Kumar Das became the joint owners of all that piece and parcel of Shali land measuring an area 2 cottah 13 chittacks 17 sq.ft. out of 3 cottah 12 chittacks 23 sq.ft. comprised in R.S. & L.R. Dag No.2690, Bastu land measuring an area 06 chittack 04 sq.ft. out of 08 chittacks 05 sq.ft. comprised in .R.S. & L.R. Dag No.2705 and Shali land measuring an area 03 cottahs 01 chittacks 16 sq.ft out of 04 cottahs 1 chittacks 37 sq.ft. comprised in R.S. & L.R. Dag No.2706, aggregating an area 06 cottahs 04 chittacks 37 sq.ft equivalent to 10.41 decimals, under R.S. Khatian No. 805 & 888 L.R. Khatian No.457, situated at Mouza Barbaria, J.L. No.8, Re.Sa. No.24, Touzi No.146, under P.S. Barasat at present Duttapukur, within the jurisdiction of ADSR Kadambagachi, under the limits of Paschim Khilkapur Gram Panchayet, in the Dist. of North 24 Parganas.

AND WHEREAS by virtue of deed of partition referred to above said Swapan Kumar Das, Somnath Das and Ajay Kumar Das the OWNERS/FIRST PART herein became the joint owners of 6 cottah 4 chittack 37 sq. ft equivalent to 10.41 decimal described in the schedule hereinafter written.

The Land Owners namely SRI SWAPAN KUMAR DAS, SRI SOMNATH DAS, SRI AJOY KUMAR DAS for the purpose of developing the aforesaid property one Development Agreement was executed by and between the Developer on 1st day of December 2023, and the said Development Agreement was registered in the office of the Additional District Sub-Registrar office of the A.D.S.R. Kadambagachi, North 24- Parganas and which was recorded in Book No. I, Volume No. 1519-2023, Pages from 135729 to 135807, being Deed No.151905835 for the year 2023. Subsequently on the basis of the said Development Agreement the said Owners executed and registered one Development Power of Attorney unto and in favor of the said Developer and which was registered before the Additional District Sub-Registrar, Kadambagachi, North 24- Parganas and recorded in Book No.-I, Volume No. 1519-2023 Pages from 135970 to 135998, Being Deed No.151905844 for the year 2023.

The said developer for the purpose of development of the said project obtained the layout plan, sanctioned plan, vide application no: HX14F505 Dated 04.04.2024 from North 24 Zilla Parishad in the name and style of WESTROAD CANVAS.

SCHEDULE

All that the land measuring about 45.29 decimals be the same a little more or less with 100 sqft tiles shed cemented flooring structure comprised in R.S. and L.R. Dag No. 2690(part), 2705(part), 2706(part), under R.S. and L.R. Khatian No. 2014, 3841, 3844, Mouza: Barbaria, J.L. No. 8, R.S. No. 24, Touzi No. 146 (presently Touzi No.12) Pargana-Anowarpur, within the local limits of Paschim Khilkapur Gram Panchayat, Barasat-I, Police Station Duttapukur, Post Office. Jagannathpur, under the jurisdiction of ADSR Office Kadambagachi, District North 24 Parganas and the said property is butted and bounded:



By the North: Land of Shyamal Kumar Das.

By the South: 80 Feet Barrackpore Road/ State Highway-2.

By the East: Land of Subrata Das.

By the West: Dag No. 2687.

It appears from the search caused by me I confirm that present owners referred to above are the recorded owners in respect of the captioned property and the said developers have the full authority to develop the said property as per their norms.

I, hereby certify that from the search caused above and records made available at the time of search the title of the captioned property of the present owners appears to be clear, free and marketable.



Swapan Bardhan

Advocate

Calcutta High Court.

Enrollment No: F-83/79 OF 1986

