

Bimal Chandra Lahiri M.A. LL.B.

ADVOCATE

Calcutta High Court, Judges Court & Police Court
Alipore, Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side,
Mob. : 9163910412

Date : _____

21ST day of January'2026

Reg: **ALL THAT** piece and parcel of land measuring about **5 Cottah 01 Chittack 33 sq.ft** be the same little more or less together with G+3 storied building thereon lying and situates at Mouza- Purba Barisha, Pargana -Khaspur, Touzi No.235, J.L. No.23, R.S. No.43, pertaining to R.S & L.R Dag No.3652, R.S Khatian No. 2114, L.R Khatian No. 12664, within the limits of Kolkata Municipal Corporation Ward No.124, **K.M.C Premises No. 1177, Mahatma Gandhi Road, Kolkata- 700063**, Assessee No. 411240622262 P.S. Thakurpukur now Haridevpur, Addl. District Sub Registrar at Behala, Dist. Sub Registrar at Alipore, in the District South 24 Parganas,

Present Owner: SRI ASHOKE KUMAR SAHA son of Late Radha Raman Saha, residing at 35B, Ashutosh Mukherjee Road, P.S. Bhowanipore Kolkata - 700025

Documents produced before me: -

1). Copy of Registered deed of sale, registered before the registered deed of sale dtd. 04.05.2004 and registered before the District. Sub Registrar at Alipore and recorded therein Book No. I Volume No. 38 Pages 339 to 349 being no. 01968 for the year 2006 in favour of the present owner.

2) K.M.C Assessment Registrar.

3) Khajna in the name of present Owner.

It appears from the available records of the Office of A.D.S.R Behala and D.S.R-ALIPORE for the periods 2016 to 21.01.2026 = 10 X 2 = 20 years and found it is registered in the name of present owner.

A. Name of present owner is recorded before the B.L & L.R.O & before the Kolkata Municipal Corporation.

B. Besides the above there are no transactions against the said land during this period.

Chain of title:

WHEREAS at all material point of time one Maniklal Makhal son of Late Nanilal Makhal was the lawful and absolute owner of all that piece and parcel of land measuring about 5 Cottah 01 Chittack 33 sq. ft be the same little more or less lying and situates at Mouza- Purba Barisha, Pargana Khaspur, Touzi No. 235, J.L. No. 23, R.S. No. 43, under C.S Khatian No. 1324 R.S Khatian No. 2114 pertaining to R.S & L.R Dag No. 3652, P.S. Behala then Thakurpukur, within the then South Suburban Municipality thereafter within the limits of Kolkata Municipal

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Corporation under Ward No. 124, District South 24 Parganas, which he had purchased from his father Nanilal Makhal through a registered deed of sale dated 4th day of September, 1953, registered before the District Sub Registrar at Alipore and recorded therein Book No. I Volume No. 98 Pages 78 to 79 being deed no. 5757 for the year 1953.

AND WHEREAS thereafter while enjoying the aforesaid property alongwith other properties said Manik Makhal sold, transferred all that piece and parcel of land measuring about 5 Cottah 01 Chittack 33 sq. ft be the same little more or less lying and situates at Mouza- Purba Barisha, Pargana Khaspur, Touzi No. 235, J.L. No. 23, R.S. No. 43, under C.S Khatian No. 1324 R.S Khatian No. 2114 pertaining to Dag No. 3652, within the then South Suburban Municipality thereafter within the limits of Kolkata Municipal Corporation under Ward No. 124, District South 24 Parganas to and in favour of Sri Ashok Kumar Saha (the Owner herein) through a registered deed of sale dtd. 04.05.2004 and registered before the District. Sub Registrar at Alipore and recorded therein Book No. I Volume No. 38 Pages 339 to 349 being no. 01968 for the year 2006.

AND WHEREAS thus, the Owner herein has become the sole and absolute owner and occupier in respect of all that piece and parcel of land measuring about **5 Cottah 01 Chittack 33 sq. ft** be the same little more or less lying and situates at Mouza- Purba Barisha, Pargana Khaspur, Touzi No. 235, J.L. No. 23, R.S. No. 43, under R.S Khatian No. 2114 pertaining to R.S & L.R Dag No. 3652, within the then South Suburban Municipality thereafter within the limits of Kolkata Municipal Corporation under Ward No. 124, Addl. District Sub Registrar at Behala, Dist. Sub Registrar at Alipore, in the District South 24 Parganas, (particularly mentioned in the schedule hereunder written) and has been peacefully enjoying, and possessing the same without any disturbances from any corner by mutating his name before the B.L & L.R.O in respect of L.R Khatian No. 12664, L.R Dag No. 3652 in Mouza- Purba Barisha and also before the K.M.C in respect of **K.M.C. Premises No. 1177 Mahatma Gandhi Road, P.S. Thakurpukur now Haridevpur, Kolkata -700063**, Assessee No. 41-124-06-2226-2 which is free from all encumbrances, charges, liens, lispences, demands, lease, mortgage having a good clear and free marketable title thereof.

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