

Sayan Chakrabarti

B.A. LL.B (ADVOCATE)

Empaneled advocate : Punjab National Bank, Central Bank of India,
Punjab & Sind Bank, State Bank of India, Belfinvest India Ltd.

Tel : 03512-252543 / 252245
Cell : 9609701735 / 7029779609
Fax : 03512-253803
E-mail : chakrabortysayan241@gmail.com

Chamber & Resident

No. 1 Womens' College Road,
Pirojpur, Malda - 732101

Ref. No.

Date : 29/11/2025

TITLE INVESTIGATION REPORT

As per the instruction of my client I have thoroughly gone through the title deeds supplied to me in the name of Uttam Kumar Saha pertaining to the 34.648 Decimal along with other properties in R.S. Plot No. 1571, 1572 & 1599 corresponding to L.R. Plot No. 1722, 1723 & 1740 respectively of Mangalbari Samundai Mouza recorded in his name vide L.R. Khatian No. 2350 (more fully described in the schedule below) and I have made an extensive search at the web portal of Dept. Of Registration & Stamp. Revenue, Govt. of West Bengal from the year 2012 to 2024 and also verified the current records of the property from web portal of Land & Land Revenue Dept. Govt. of West Bengal and my findings there from are as follows:

Originally 1) Amiya Kumar Saha, S/o. Lt. Amulya Kumar Saha, 2) Sankari Rani Saha, W/o. Amiya Kumar Saha, 3) Ganesh Chandra Saha, S/o. Lt. Amulya Kumar Saha, 4) Namita Rani Saha, W/o. Ganesh Chandra Saha, 5) Madhusudan Saha & 6) Uttam Kumar Saha, both S/o. Lt. Amulya Kumar Saha, jointly purchased many lands in different plots and mouzas within the Malda district at different points of time in the past, starting from the year 1981.

Thereafter for clear demarcation of their own share in the above said lands and for other conveniences of possession in 1990 all the above said co-owner amicably partitioned their lands among themselves by mates and bounds by virtue of registered Partition Deed No. I-12472 dated 26/12/1990 of DSR Office Malda wherefrom Uttam Kumar Saha as the FOURTH PART acquired 14 Decimal of land in R.S. Plot No. 1572 corresponding to L.R. Plot No. 1723 and 9.9 Decimal of land in R.S. Plot No. 1599 corresponding to L.R. Plot No. 1740, totalling 23.9 Decimal in both plots under Mangalbari Samundai Mouza.

Sayan

Sayan Chakrabarti
Advocate
M A L D A.

Date:

Memo No.

One Harekrishna Das peacefully owned and possessed 6.66 Decimal of land in R.S. Plot No. 1571 corresponding to L.R. Plot No. 1722 of Mangalbari Samundai Mouza which he acquired by virtue of registered Partition Deed No. I-829 dated 27/01/1978 of DSR Office Malda.

During his possession in 2006 Harekrishna Das sold 1.65 Decimal of land from his share in R.S. Plot No. 1571 corresponding to L.R. Plot No. 1722 to Uttam Kumar Saha by virtue of registered Sale Deed No. I-2620 dated 02/05/2006 of DSR Office Malda and put him in possession.

Subsequently in 2009 Harekrishna Das again sold 0.248 Decimal of land from his share in R.S. Plot No. 1571 corresponding to L.R. Plot No. 1722 to Uttam Kumar Saha by virtue of registered Sale Deed No. I-1274 dated 10/02/2009 of ADSR Sadar, Malda and put him in possession.

Thereafter in 2012 on of the above said co-owners namely Madhusudan Saha gifted 5 Decimal of land in R.S. Plot No. 1572 corresponding to L.R. Plot No. 1723 to Uttam Kumar Saha by virtue of registered Gift Deed No. I-4471 dated 02/04/2012 of ADSR Sadar, Malda and put him in possession.

One Ashok Saha also peacefully owned and possessed 6.66 Decimal of land in R.S. Plot No. 1572 corresponding to L.R. Plot No. 1723 along with 8.25 Decimal of land in R.S. Plot No. 1599 corresponding to L.R. Plot No. 1740 which he purchased by virtue of registered Sale Deed No. I-5714 dated 02/06/1992 of DSR Office Malda and registered Sale Deed No. I-144 dated 08/01/1988 of ADSR Sadar, Malda.

While in possession Ashok Saha in 2013 sold 2.2 Decimal of land in R.S. Plot No. 1572 corresponding to L.R. Plot No. 1723 along with 1.65 Decimal of land in R.S. Plot No. 1599 corresponding to L.R. Plot No. 1740, totalling 3.85 Decimal in both plots to Uttam Kumar Saha by virtue of registered Sale deed No. I-9530 dated 26/04/2013 of ADSR Sadar, Malda and put him in possession.

Sayan Chakrabarti
Advocate
M A L D A.

Memo No.

Date:

In this way Uttam Kumar Saha acquired 1.898 Decimal of land in R.S. Plot No. 1571 corresponding to L.R. Plot No. 1722, 21.2 Decimal of land in R.S. Plot No. 1572 corresponding to L.R. Plot No. 1723 and 11.55 Decimal of land in R.S. Plot No. 1599 corresponding to L.R. Plot No. 1740, totalling 34.648 Decimal in all three lands which equivalent to 20.9987 Cottah and it has been recorded in the name of Uttam Kumar Saha vide L.R. Khatian No. 2350 of Mangalbari Samundai Mouza.

I have also made search at the Ld. Court of Civil Judge Senior Division, Malda and Civil Judge Junior Division, Malda in connection with the below scheduled property and found that there is no case or suit pending concerning this possession. No court search receipt was issued by the Ld. Court without any specific case/suit number.

After perusing all the title related documents of Uttam Kumar Saha w.r.t. the below shceduled 34.648 Decimal of land I hereby confirm that Uttam Kumar Saha has absolute right, title, interest and possession over the scheduled property. The scheduled property is freely marketable, free from all encumbrances and fit for creation of equitable mortgage.

I also confirm that no minor's interest is involved with the scheduled property or any part thereof.

It is pertinent to mention here that I was also instructed by my client to do a title investigation regarding a piece and parcel of land measuring 5.5 Decimal in R.S. Plot No. 1572 & 1599 corresponding to L.R. Plot No. 1723 & 1740 respectively both under Managalbari Samundai Mouza which was purchased by on Sagar Saha, S/o. Uttam Kumar Saha by virtue of registered Sale Deed No. I-8677 dated 08/08/2013 of ADSR Sadar, Malda.

I found that the Sale Deed No. I-8677 dated 08/08/2013 is absolutely genuine and can be acted upon though the 5.5 Decimal of land purchased by Sagar Saha on the strength of the said sale deed Sagar Saha recorded his property under L.R. Khatian No. 11909.

It is also found that Uttam Kumar Saha sold 5.01 Decimal of land in R.S. Plot No. 1572 corresponding to L.R. Plot No. 1723 & 0.51 Decimal in R.S. Plot No. 1571 corresponding to L.R. Plot No. 1722 to Rabindra Ghosh, S/o. Krishna Ghosh by virtue of registered Sale

Memo No.

Date:

Deed No. I-8343 dated 18/07/2024 of ADSR Sadar, Malda and put him in possession. On the strength of the said sale deed Rabindra Ghosh recorded his property under L.R. Khatian No. 12086.

SCHEDULED OF THE PROPERTY

Dist. - Malda, P.S. - Malda, Mouza - Mangalbari Samundai, J.L. No. 105.

Khatian No.	Plot No.	Classification	Area
L.R. 2350	R.S. 1571 or L.R. 1722	Vita	1.898 Decimal
L.R. 11909	R.S. 1572 or L.R. 1723	Bastu	21.2 Decimal
L.R. 12086	R.S. 1599 or L.R. 1740	Bastu	11.55 Decimal
	R.S. 1572 or L.R. 1723	Bastu	5.01 Decimal
	R.S. 1571 or L.R. 1722	Bastu/Vita	0.51 Decimal
		Bastu	5.5 Decimal
		Total	45.668 Decimal

Total Area of Uttam Kumar Saha, Sagar Saha and Rabindra Ghosh is $34.648+5.5+5.52=45.668$ Decimal. That Uttam Kumar Saha is the owner of 34.648 in R.S. Plot No. 1571 & 1572 corresponding to L.R. Plot No. 1722 & 1723, Sagar Saha is the owner of 5.5 Decimal in R.S. Plot No. 1572 & 1599 corresponding to L.R. Plot No. 1723 & 1740 and Rabindra Ghosh is the owner of 5.52 Decimal in R.S. Plot Nos. 1572 & 1571 corresponding to L.R. Plot No. 1723 & 1722 and their properties recorded under L.R. Khatian Nos. 2350, 11909 & 12086.

N.B.: Boundary not ascertained yet. It is recommended to get a sketch map of the scheduled property prepared by a registered land surveyor with clear demarcation & specific boundary.

Place: Malda

With thanks & regards,

Date: 29/11/2025

Sayan Chakrabarti

(Sayan Chakrabarti)

Advocate, Malda

Sayan Chakrabarti
Advocate
M A L D A.



KHATIAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:*

[09] MALDA

Block:*

[08] OLD MALDA

Mouza:*

[105] Mangalbari Samundai

Choose Your Language:

Bengali

Option:

LIVE

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Khatian No.* 2350 /

Enter Captcha*

P Q 9 L K 3

VIEW

(Live Data As On 29/11/2025, 19:56:43)

ডে.এল নং : 105 থানা : মালদা

থতিয়ান নং :

2350

রায়তের নাম :

উত্তম কুমার সাহা

পিতা/স্বামী :

আমূল্য কুমার সাহা

রায়তের ধরণ:

ব্যাক্তি

ঠিকানা :

নিজে

জামির পরিমাণ:

0.5125 একর

দাগের সংখ্যা:

3

অত্রস্ত্রের দাগের বিবরণ ও পরিমাণ:

(দাগের অত্রস্ত্রের জামির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্ত্রের অংশ অনুসারে নির্ধারিত হইবে।)

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	দখলদার	মন্তব্য
1722	ভিটা	0.0952	0.0149	Nil	Nil
1723	বান্ত	0.5633	0.2479	Nil	Nil Remarks
1740	বান্ত	0.1782	0.2500	Nil	Nil Remarks

Ene-roaching of Govt. land is punishable Offence.

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Mouza Info

KHTIAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: Code Wise Name Wise

District:*

[09] MALDA



Block:*

[08] OLD MALDA



Mouza:*

[105] Mangalbari Samundai



Choose Your Language:

Bengali



Option:

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Khatian No.* 12086 /

Enter Captcha*

S P 7 P W P cap

VIEW

LIVE

(Live Data As On 29/11/2025, 19:57:53)

জে.এল নং : 105 থানা : মালদা

খতিয়ান নং :

12086

রায়তের নাম :

রবিন্দ ঘোষ

পিতাম্বারী :

কৃষ্ণ ঘোষ

রায়তের ধরণ :

ব্যক্তি

ঠিকানা :

মঙ্গলবাড়ী ঘোষপাড়া মঙ্গলবাড়ী মালদা

জমির পরিমাণ:

0.0552 একর

দাগের সংখ্যা:

2

খতিয়ান তৈরীর তারিখ:

29/07/2024

অত্রস্ত্রের দাগের বিবরণ ও পরিমাণ:

(“দাগের অত্রস্ত্রের জমির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্ত্রের অংশ অনুসারে নির্ধারিত হইবে।)

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	দখলদার	মন্তব্য
1722	ভিটা	0.0425	0.0051	Nil	Nil
1723	বাস্তু	0.1138	0.0501	Nil	Nil

Remarks

Encroaching of Govt. land is punishable Offence.

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Contact Address

Director of Land Records and Survey, 35, Survey Building, Gopal Nagar Road, Kolkata-700027

033-2479-5726

dlrswb.grievancecell@gmail.comdlrswb@gmail.com

Directorate of Registration and Stamp Revenue

State Government of West Bengal

Query No Deed No

Deed Details

District	Malda	Registration Office	MALDA (A.D.S.R.)
Deed No	08343	Deed Year	2024
Security Code	F5L3A2		<input type="button" value="Submit"/>

Service Count 9,21,11,596

Deed Details

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	**Updated Data**	
						Date of Delivery	Serial No
[0101] Sale, Sale Document	A.D.S.R, MALDA	I-090208343/2024	0902-2024 Page No: 218158 to 218172	18/07/2024	19/07/2024		0902007082/2024

Name & Address of the Party

Updated Data

Name	Address	Status
Uttam Kumar Saha Son of Late Amulya Kumar Saha	City: OLD MALDA, District: Malda, PS: Malda, Pin: 732142, State: West Bengal, Country: India,	Status: Seller
Rabind Ghosh Son of Mr Krishna Ghosh	City: OLD MALDA, District: Malda, PS: Malda, Pin: 732142, State: West Bengal, Country: India,	Status: Buyer

Details of Property

Updated Data

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : Malda,PS :Malda,Mouza :Mongalbari Samandai,Municipality: OLD MALDA,Road: Bulbul Chandi Road,	Property Type : Land Transaction :[0101] Sale, Sale Document	Plot No : LR-1723 Khatian No :2350	Area of Land: 1.031 decimal Area of Structure :450 Sq Ft
District : Malda,PS :Malda,Mouza :Mongalbari Samandai,Municipality: OLD MALDA,Road: Bulbul Chandi Road,	Property Type : Land Transaction :[0101] Sale, Sale Document	Plot No : LR-1723 Khatian No :2350	Area of Land: 3.979 decimal
District : Malda,PS :Malda,Mouza :Mongalbari Samandai,Municipality: OLD MALDA,Road: Bulbul Chandi Road,	Property Type : Land Transaction :[0101] Sale, Sale Document	Plot No : LR-1722 Khatian No :2350	Area of Land: 0.51 decimal

Updated Data

GRIPS | Finance Department
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(<https://finance.wb.gov.in/>)

(<https://bsk.wb.gov.in/>)

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TOTAL VISITOR : 3,69,36,664
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