

# A. K. SINGH & ASSOCIATES

ADVOCATES  
NICCO HOUSE  
2, HARE STREET 6TH FLOOR  
KOLKATA - 700 001

## TITLE REPORT SUMMARY

REF: ALL THAT Sali land admeasuring 50 (Fifty) decimals in R.S. /L.R. Plot No. 127, appertain to L. R. Khatian Nos. 7, 396, 426, 509, 570 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas (hereinafter referred to as the said landed property)

We certify that the necessary searches have been caused by Registered Searcher – Nayan Chand Pakiran, Registration No. Junior – 15238/Senior – 438, in the offices of Additional Registrar of Assurances–I, Kolkata, District Sub Registrar at Alipore and Additional District Sub-Registrar, Baruipur in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2014(Part)and perused the searcher's report dated 02.07.2014 & 09.07.2014 respectively. No entry has been found save and except the aforesaid deed of sale:

SN	DEED PARTICULARS		AREA (decimal)	VENDOR(S)/ DONOR(S)	PURCHASER(S)/ DONEE(S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BRP/I-23-167-176	3221/1991	16.6666	Bisakha Dey	Probodh Chandra Dey
2	BAR/I-30-1323- 1335	9664/2012	41	1. Sanjit Kumar Dutta 2. Ajit Kumar Dutta 3. Smt. Kalpana Dutta 4. Probodh Chandra Dey	Digbasan Banerjee
3	BRP/I-23-898-908	5268/2008	8	Aparna Addya	1. Bhaskar Bhadra 2. Ashish Chatterjee
4	BRP/I-4-7944- 7955	2665/2015	5.55	1. Sanjit Kumar Dutta 2. Smt. Bharati Dutta 3. Sri Arup Dutta 4. Swarup Dutta	Digbasan Banerjee

### DEVOLUTION OF TITLE:

- One Bisakha Dey, was the recorded owner as per parcha/plot information of the land admeasuring 16.666 decimals out of 50 decimals in R.S. /L.R. Dag No. 127, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;
- The said Bisakha Dey, while seized, possessed and/or sufficiently entitled to the aforesaid plot of land transferred her right, title and interest in the said plot of land, by virtue of a Deed of Gift dated 16.05.1991 registered in the office of A.D.S.R, Baruipur recorded in Book No. – I, Volume No. 23, Pages 167 to 176, being no. 3221 for the year 1991 All That sali land admeasuring 16.6666



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decimals out of 50 decimals in R.S./L.R. Dag No. 127, along with other dags all pertaining to L.R. Khatian No. 426 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas in favor of Probodh Chandra Dey absolutely and forever and free from all encumbrances and he duly accepted the said gift;

- C. One Sanjit Kumar Dutta, Ajit Kumar Dutta, Bon Behari Dutta and Ranjit Kumar Dutta were the recorded owners of the land admeasuring 5.556 decimals [recorded as 5 decimals as rounded off figure] 5.555 decimals [recorded as 6 decimals as rounded off figure] 16.67 decimals [recorded as 17 decimals as rounded off figure] and 5.556 decimals [recorded as 5 decimals as rounded off figure] respectively in respect of R.S. /L.R. Dag No. 127, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas and the said Sanjit Kumar Dutta, Ajit Kumar Dutta, Bon Behari Dutta and Ranjit Kumar Dutta got their names mutated in the records of L.R.R.O.R. being no. 570, 7, 396 and 509 in respect of their share in the said landed property;
- D. While seized and possessed of 5.556 decimals out of the said Landed property said Ranjit Kumar Dutta died issue less intestate leaving behind his two brother namely Sanjit Dutta and Ajit Dutta and none else as his heirs and legal representatives and they inherited the estate of their said Late brother Ranjit Kumar Dutta, deceased as par Hindu Law of Inheritance. His wife Sila Dutta predeceased him;
- E. While seized and possessed of 5.555 decimals out of the said Landed property said Ajit Dutta died intestate leaving behind his wife-Bharati Dutta and two sons namely Arup Dutta and Swarup Dutta and none else as his heirs and legal representatives and they inherited the estate of the said Ajit Dutta, deceased as par Hindu Law of Inheritance;
- F. While seized and possessed of 16.666 decimals out of the said Landed property said Bon Behari Dutta died intestate leaving behind his two daughters namely Kalpana Dutta and Smt. Aparna Addya and none else as his heirs and legal representatives and they inherited the estate of the said Bon Behari Dutta, deceased as par Hindu Law of Inheritance;
- G. The said Smt. Aparna Addya, executed and registered a General Power of Attorney on 16.04.2007 which was registered in the office of Additional Registrar of Assurances-III and recorded in Book No. – IV, being No. 2088 for the year 2007 in favour of Sri Sandip Addya to look after, execute and register the Sale deeds in respect of their shares in the said landed property.
- H. The said Smt. Aparna Addya while seized and possessed of the aforesaid landed property, sold, transferred and conveyed her right, title and interest in the said plot of land through her duly nominated and constituted Attorney, Sri Sandip Addya, by virtue of a Deed of Sale dated 08.09.2008 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 23 Pages 898 to 908 being No. 5268 for the year 2008 all that Sali land admeasuring 8

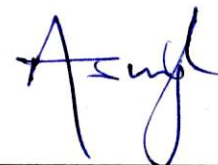


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decimals out of 50 decimals appertaining to L.R. Dag No. 127, of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas to Bhaskar Bhadra and Ashish Chatterjee for the consideration mentioned therein absolutely forever and free from all encumbrances;

- I. The said Sanjit Kumar Dutta, Ajit Kumar Dutta and Smt. Kalpana Dutta, executed and registered a General Power of Attorney on 08.09.2008 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, Volume No. 1, pages 2849 to 2858 being No. 420 for the year 2008 in favour of Sri Bhaskar Bhadra and Sri Ashish Chatterjee to look after, execute and register the Sale deeds in respect of their shares in the said landed property.
- J. The said Sri Probodh Chandra Dey, executed and registered a General Power of Attorney on 08.09.2008 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, Volume No. 1, Pages 2840 to 2848 being No. 419 for the year 2008 in favour of Sri Bhaskar Bhadra and Sri Ashish Chatterjee to look after, execute and register the Sale deeds in respect of his share in the said landed property.
- K. The said Sanjit Kumar Dutta, Ajit Kumar Dutta, Probodh Chandra Dey and Smt. Kalpana Dutta while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land through their duly nominated and constituted Attorneys, Sri Bhaskar Bhadra and Sri Ashish Chatterjee, by virtue of a Deed of Sale dated 25.09.2012 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 1323 to 1335 being No. 9664 for the year 2012 all that Sali land measuring 41 decimals out of 50 decimals appertaining to L.R. Dag No. 127, of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas to Digbasan Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances;
- L. The said Sanjit Kumar Dutta, Bharati Dutta, Arup Dutta and Swarup Dutta while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land through their duly nominated and constituted Attorney Sri Biswajit Ghosh, by virtue of a Deed of Sale dated 20.03.2015 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume no.4 Pages 7944 to 7955 being No. 2665 for the year 2015 all that Sali land measuring 5.55 decimals out of 50 decimals appertaining to L.R. Dag No. 127 of the said Sultanpur Mouza, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. Baruipur in the District of South 24 Parganas to Digbasan Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances. Since the Vendors had already sold 41 decimals of land vide aforesaid Sale Deed No. 9664 of 2012, they had only 0.666 decimals of land to transfer, therefore the said Digbasan Banerjee have acquired by such purchase, the right, title and interest in respect of only 0.666 decimals in the subject plot.



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M. It appeared from the aforesaid Sale Deed No. 5268 of 2008 that the Vendor named in the said Sale Deed sold transferred land admeasuring 8 decimals out of her entitlement of 8.334 decimals of land and therefore sold 0.334 decimals of land in short. Hence it is advised that land admeasuring 0.334 may be purchased from her or her heirs or successors.

The entire devolution of title as stated above has been derived from various deeds (Certified/ Photo Copy and from Physical Inspection of original deeds which were provided to us).

Pursuant to the aforesaid entries it appeared that the present owner is absolute owners of the land admeasuring 0.50 Acres of R.S. & L.R. Plot no. 127 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas.

The present LR Record stands in the following names:

J.L. No. 16, Mouza – Sultanpur, P.S. – Baruipur					
Plot No.		Classification		Total Area of Plot (Acre)	
127		Shali		0.50	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
7	Ajit Dutta	Moni Lal Dutta	0.1111	0.06	Barga
396	Bonbehari Dutta	Provas Dutta	0.3334	0.17	Barga
426	Bisakha Dey	Gour Hari Dutta	0.3333	0.17	Barga
509	Ranjit Kumar Dutta	Monilal Dutta	0.1111	0.05	Barga
570	Sanjit Kumar Dutta	Monilal Dutta	0.1111	0.05	Barga

It also appears from the L.R.R.O.R. that the aforesaid plot of land stands in the name of Monajat Daptari, Jasimuddin Daptari and Majit Ali Daptari as Bargadars to get absolute title of the said plot of land it is necessary to purchase the land direct from the Bargadars who must procure their right, title and interest from the recorded land owners by registered Deed of Sale.

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

The Report of

1. B.L. & L.R.O. Baruipur: No case is found u/s. 14(T) and 14(U) of the WBLR ACT.1955. (Photo Copy of office Report dated 24.07.2014 is attached).
2. Khajna Receipts: Not available.



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3. Office of the C.A. under Urban Land Ceiling Department: The said landed property does not come within the purview of urban land ceiling. (Photo Copy of office Report dated 25.07.2014 is attached).
4. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. (Photo Copy of office Report dated 29.09.2014 is attached).
5. The Report of Court searches at Baruipur is as follows: No Title Suit / Money Suit are pending in the Court of the Civil Judge (Jr. Div.) 1<sup>st</sup> Court and the Civil Judge (Sr. Div.) at Baruipur, South 24 Parganas in the name of the present owners involving the said landed property. (Photo Copy of office Report dated 02.09.2014 is attached).
6. Mutation Status: The Land admeasuring 50 decimals in respect of Dag No. 127 is not mutated in the names of present owners.
7. We opine that the present owners of the said landed property are:

SN	Name of the owner/s	Area of Land Holding	Mutation Status
1	Digbasan Banerjee	41.666 decimals	Non-Mutated
2	Bhaskar Bhadra & Ashish Chatterjee	8 decimals	Non-Mutated
3	Smt. Aparna Addya	0.334 decimals	Non Mutated

and the said landed property has marketable title thereto subject to rights of the Bargadar - Jasimuddin Daptari, Monajat Daptari and Majit Daptari.

The receipts for the relevant searches alongwith the inspection slips are enclosed herewith.

Date: 28<sup>th</sup> April, 2015

Yours faithfully

  
Advocate