

A. K. SINGH & ASSOCIATES

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

SUMMARY OF TITLE REPORT

REF: ALL THAT Sali (Agricultural) Land admeasuring 10 (Ten) decimals, being the demarcated portion of Dag No. 128 appertains to R.S. & L.R. Khatian Nos. 797, 796, 795 in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruiপুর in the District of South 24 Parganas, (herein after 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, Baruiপুর 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 and 03.07.2014. No entry has been found save and except the aforesaid deed of sale.

S N	DEED PARTICULARS		AREA (decim al)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL-PAGE	DEED NO./YEAR			
1	BRP/I-3-4249 - 4287	934/2009	10	1. Ayub Ali Daptari 2. Yakub Ali Daptari 3. Yeasin Ali Daptari 4. Illiyach Ali Daptari 5. Isha Ali Daptari 6. Musha Ali Daptari 7. Harun Ali Daptari 8. Abdul Rashid Daptari 9. Sakina Bibi 10. Marjina Bibi 11. Taslima Bibi 12. Asraf Ali Daptari 13. Ajid Ali Daptari 14. Kurman Ali Daptari 15. Asmat Ali Daptari 16. Arman Ali Daptari 17. Sawkat Ali Daptari 18. Manowara Bibi 19. Mamtaj Bibi 20. Halima Bibi 21. Pawarjan Bibi 22. Sahida Bibi 23. Sajida Bibi 24. Sadequea Bibi 25. Farida Bibi 26. Angurjan Bibi 27. Abeda Bibi 28. Jabeda Bibi 29. Khadeja Bibi 30. Hasina Bibi 31. Masuda Bibi	1. Digbasan Banerjee, 2. Dhurjoti Banerjee 3. Subrata Banerjee

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				32. Hamida Bibi 33. Abu Siddique Daptari 34. Basar Ali Daptari	
BRP/1-2-2969-2990	898/2015	10		1. Digbasan Banerjee, 2. Dhurjoti Banerjee 3. Subrata Banerjee	Gargi Memorial Charitable Trust

DEVOLUTION OF TITLE:

- A. As per vendor's representation, part of the said landed property admeasuring 6 decimals out of 10 decimals of land originally belonged to Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, Madat Ali Daptari and Basar Ali Daptari who were the recorded as raiyat in the RS Parcha of the said Landed Property appertaining to R.S. /L.R. Dag No. 128, R.S. Khatian Nos.28, 487 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 share of the aforesaid Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, Madat Ali Daptari and Basar Ali Daptari was 1.5 decimals each
- B. As per vendor's representation, part of the said landed property admeasuring 4 decimals out of 10 decimals of land originally belonged to Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, who were the recorded as raiyat in the RS Parcha of the said Landed Property appertaining to R.S. /L.R. Dag No. 128, R.S. Khatian Nos.28, 487 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 share of the aforesaid Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, was 1.333 decimals and 2.667 decimals being 1/3rd and 2/3rd share respectively.
- C. While seized and possessed of 2.833 decimals out of the said Landed property said Golam Rabbani Daptari died intestate leaving behind his only son namely Mansur Ali Daptari and two daughters namely Jamila Khatun Bibi and Sayera Bibi and none else as his heirs and legal representatives and who inherited the estate of the said Golam Rabbani Daptari, deceased as par Mohammadan Law of Inheritance;
- D. The Said Jamila Khatun Bibi died as issueless and according to Mohammedan law the said land left by Jamila Khatoon Bibi was inherited by the heirs of her brother Mansur Ali Daptari, i.e. Ayub Ali Daptari, Yeakub Ali Daptari, Yeasin Ali Daptari, Elias Ali Daptari, Isha Ali Daptari, Musha Ali Daptari, Harun Ali Daptari, Abdul Rasid Daptari, Marjina Bibi, Taslima Bibi and Sakina Bibi;
- E. While seized and possessed of 2.125 decimals out of the said Landed property said Mansur Ali Daptari died intestate leaving behind his wife Sakina Bibi, 8 sons namely Ayub Ali Daptari, Yakub Ali Daptari, Yeasin Ali Daptari, Illiyach Ali Daptari, Isha Ali Daptari, Musha Ali Daptari, Harun Ali Daptari, Abdul Rashid Daptari, and two daughters namely Marjina Bibi and Taslima Bibi and none else as his heirs and legal representatives and they inherited the estate of the said Mansur Ali Daptari, deceased as par Mohammadan Law of Inheritance;

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- F. While seized and possessed of 4.167 decimals out of the said Landed property in respect of his share said Sahadat Ali Daptari alias Sahadali Daptari died intestate leaving behind his two wives Halima Bibi and Pawarjan Bibi, and 11 daughters namely Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi and only son Abu Siddique Daptari and none else as his heirs and legal representatives and they inherited the estate of the said Sahadat Ali Daptari alias Sahadali Daptari, deceased as par Mohammadan Law of Inheritance;
- G. While seized and possessed of 1.5 decimals out of the said Landed property said Madat Ali Daptari died intestate leaving behind his six sons namely Asraf Ali Daptari, Ajid Ali Daptari, Kurman Ali Daptari, Asmat Ali Daptari, Arman Ali Daptari, Sawkat Ali Daptari, and two daughters namely Manowara Bibi and Mamtaj Bibi and none else as his heirs and legal representatives and they inherited the estate of the said Madat Ali Daptari, deceased as par Mohammadan Law of Inheritance;
- H. The said Sakina Bibi, Ayub Ali Daptari, Yakub Ali Daptari, Yeasin Ali Daptari, Iliiyach Ali Daptari, Isha Ali Daptari, Musha Ali Daptari, Harun Ali Daptari, Abdul Rashid Daptari, Marjina Bibi, Taslina Bibi, Halima Bibi, Pawarjan Bibi, Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi, Abu Siddique Daptari, Asraf Ali Daptari, Ajid Ali Daptari, Kurman Ali Daptari, Asmat Ali Daptari, Arman Ali Daptari, Sawkat Ali Daptari, Manowara Bibi, Mamtaj Bibi Basar Ali Daptari while seized and possessed of the said landed property, sold, transferred and conveyed their entire shares in the said Landed property equivalent to 10 decimals appertaining to R.S. /L.R. Dag No. 128 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas, to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee and Sri Subrata Banerjee by the Sale Deed dated 06.02.2009 which was registered in the Office of Additional District Sub-Registrar of Baruipur and was recorded in Book No. 1, Volume No. 3 from pages 4249 to 4287 being No. 934 for year 2009 for the consideration mentioned therein absolutely and forever and free from all encumbrances; and the owners got their names mutated in the L. R. Record-of-rights being No.795, 796 and 797 respectively in respect of their share being 0.2893, 0.2893 and 0.2894 part of 10000 respectively in the said plot;
- I. The said Sri Dhurjoti Banerjee and Sri Subrata Banerjee, executed and registered a General Power of Attorney on 22.03.2012 which was registered in the office of A.D.S.R, Alipur and recorded in Book No. - IV, being No. 00777 for the year 2012 in favour of Digbasan Banerjee to look after, execute and register the Sale deeds in respect of their shares in the said landed property;
- J. The said Sri Digbasan Banerjee for self and constituted attorney of Sri Dhurjoti Banerjee and Sri Subrata Banerjee, while seized and possessed of the said landed property, sold, transferred and conveyed their entire shares in the said Landed property equivalent to 10 decimals comprises to R.S. /L.R. Dag No. 128 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas,

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to Gargi Memorial Charitable Trust by the Sale Deed dated 30.01.2015 which was registered in the Office of Additional District Sub-Registrar of Baruipur and was recorded in Book No. I, Volume No. 2 pages 2969 to 2990 being No. 898 for year 2015 for the consideration mentioned therein absolutely and forever and free from all encumbrances;

- K. While seized and possessed of 0.708 decimals out of the said landed property said Sayera Bibi died intestate leaving behind her only son namely Mannan Gazi and one daughter namely Noorjahan Bibi and none else as her heirs and legal representative and they inherited the share of their deceased mother and they did not sign/execute the sale deed No. 934 of 2009 as they are still the owners of their mother's share in the said property.
- L. No execution made by Pawarjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi as such they have retained their respective share in the subject plot.
- M. In the fact aforesaid the said Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee have not acquired the share of the aforesaid Pawarjan Bibi, Abeda Bibi, Jabeda Bibi, Khadeja Bibi, Hasina Bibi, Masuda Bibi, Mannan Gazi and Noorjahan Bibi.

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 owners are absolute owners of the land admeasuring 0.10 Acres of R.S. & L.R. Plot No. 128 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the District of South 24 Parganas.

The present L R Record stands in the following names:

J.L. No. 16, Mouza – Sultanpur, P.S. – Baruipur					
Plot No.		Classification		Total Area of Plot (Acre)	
128		Shali		0.10	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
512/2	Jamila Khatun Bibi	Kobed Ali Laskar	0.0660	0.01	Nil
512/3	Sayera Khatun Bibi	Motaleb Gazi	0.0660	0.00	Nil
795	Digbasan Banerjee	Radharaman Banerjee	0.2893	0.03	Nil
796	Dhurjoyti Banerjee	Radharaman Banerjee	0.2893	0.03	Nil
797	Subrara Banerjee	Laxmi Naayan Banerhee	0.2894	0.03	Nil

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It appears that Sahadat Ali Daptari was the lawful owner of undivided 4.167 decimals of land in the subject plot. He died intestate leaving behind two wives and 11 daughters and one son and accordingly each wife inherited 0.260 decimals, each son inherited 0.561 decimals and each daughter inherited 0.280 decimals. Out of the aforesaid heirs of Sahadat Ali Daptari one wife namely Halima Bibi and six daughters namely Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, Angurjan Bibi and Hamida Bibi sold their undivided share by deed No. 934 of 2009 in favour of Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee and the remaining shares of Sahadat Ali Daptari retained in aggregate 1.666 decimals. The said Rabbanl Daptari is the lawful owner of undivided land admeasuring 2.833 decimals and upon his intestate death his 2 daughters namely Jamila Khatoon Bibi and Sayera Khatoon Bibi and one son namely Mansur Ali Daptari became the absolute owners of the said area of land. The said Sayera Bibi died intestate living behind one daughter namely Noorjahan Bibi and one son namely Mannan Gazi. The said Jamila Khatoon Bibi died intestate leaving behind her brother Mansur Ali Daptari as her only successor in interest, the said Jamila Khatoon Bibi had no child and her husband predeceased. The said Mansur Ali Daptari inherited the estate of said Jamila Khatoon Bibi and thus the share of undivided 0.708 decimals of land. The said Mansur Ali Daptari also died intestate leaving behind his wife-Sakina Bibi, eight sons namely Ayub Ali Daptari, Yakur Ali Daptari, yeasin Ali Daptari, Illiyach Ali Daptari, Isha Ali Daptari, Musha Ali Daptari, Harun Ali Daptari and Abdul Rashid Daptari and two daughters namely Marjina Bibi and Taslima Bibi as his heirs who inherited the estate of said Mansur Ali Daptari, deceased, and they jointly sold their entire share being 2.125 decimals of land to Digbasan Banerjee & Others. The heirs of Sayera Khatun Bibi have retained 0.708 decimals in the subject plot of land.

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. Though we have applied for certified copy of R-O-R, but due to shortage of R-O-R form, the certified copy of R-O-R could be supplied to us. (Photo Copy of office Report dated 30.09.2013 downloaded from the official website of B.L. & L.R.O. i.e. www.banglarbhumi.gov.in is attached).
2. Khajna Receipts: Not available
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).

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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.) 1st 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 10 decimals in respect of Dag No. 128 is mutated in the name of present owners.

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	Gargi Memorial Charitable Trust	7.626 decimals	Non-Mutated
2	Noorjahan Bibi	0.236 decimals	Non-Mutated
3	Mannan Gazi	0.472 decimals	Non-Mutated
4	Paharjan Bibi	0.261 decimals	Non-Mutated
5	Abeda Bibi	0.281 decimals	Non-Mutated
6	Jabeda Bibi	0.281 decimals	Non-Mutated
7	Khateja Bibi	0.281 decimals	Non-Mutated
8	Hasina Bibi	0.281 decimals	Non-Mutated
9	Masuda Bibi	0.281 decimals	Non-Mutated

and the said landed property has marketable title thereto.

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

Date: 05.05. 2015

Yours faithfully


Advocate