

# A. K. SINGH & ASSOCIATES

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

## TITLE REPORT SUMMARY

REF: ALL THAT Sali (Agricultural) land admeasuring 17 decimals being R.S. /L.R. Plot No. 132, appertain to L.R. Khatian Nos. 798, 796, 795, 797 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) in the Index – II, and perused the searcher's report dated 14.07.2014 & 22.07.2014 respectively. No entry has been found save and except the below mentioned deeds of conveyance:

SN	DEED PARTICULARS		AREA (decimal)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL-PAGE	DEED NO./YEAR			
1	BRP/I-79-68-70	3842/1977	5.67	Saharuddin Sardar	Sahad Ali Daptari
2	BRP/I-30-57-60	2564/1992	5.5	Sahad Ali Daptari	Paharjan Bibi
3	BRP/I-30-219-222	2593/1992	5.5	1. Sahad Ali Daptari 2. Paharjan Bibi	1. Angurjan Bibi 2. Abeda Bibi 3. Jabeda Bibi 4. Khadija Bibi 5. Hasina Bibi 6. Masuda Bibi
4	BRP/I-9-4810-4823	3715/2008	5.5	1. Angurjan Bibi 2. Abeda Bibi 3. Jabeda Bibi 4. Khadija Bibi 5. Hasina Bibi 6. Masuda Bibi	1. Sri Digbasan Banerjee 2. Sri Dhurjoti Banerjee 3. Sri Subrata Banerjee
5	BRP/I-79-71-73	3843/1977	11.33	Saharuddin Sardar	Mansur Ali Daptari
6	BRP/I-30-288-294	1294/2007	11.33	Mansur Ali Daptari	Smt. Minu Mondal
7	BRP/I-19-3329-3339	5996/2009	11.33	Smt. Minu Mondal	Mallabhum Human Resource Development Trust

### DEVOLUTION OF TITLE:

- A. One Saharuddin Sardar, was the lawful owner (vide Deed No. 3842/1997 and 3843/1977 annexed herewith page no. 36 to 39 and 64 to 67) of land admeasuring 17 decimals in R.S. /L.R. Dag No. 132, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;
- B. The said Saharuddin Sardar while seized, possessed and/or sufficiently entitled to the aforesaid landed property transferred his right, title and interest in the said landed property by virtue of

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the Deed of Gift dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 79 Pages 68 to 70 being No. 3842 for the year 1977 all that Sali land admeasuring 5.67 decimals out of 17 decimals appertaining to R.S./L.R. Dag No. 132, 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 in favor of Sahad Ali Daptari for the consideration of Natural love and affection absolutely forever and free from all encumbrances and he duly accepted the said gift;

- C. The said Sahad Ali Daptari, while seized and possessed of the aforesaid landed property, transferred his right, title and interest in the said landed property by virtue of the Deed of Settlement dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 57 to 60 being No. 2564 for the year 1992 all that Sali land admeasuring 5.5 decimals out of 17 decimals appertaining to R.S./L.R. Dag No. 132, of the said Sultanpur mouja in favour of Paharjan Bibi absolutely forever free from all encumbrances;
- D. The said Sahadat Ali Daptari and his wife Paharjan Bibi, while seized, possessed and/or sufficiently entitled to the aforesaid plot of land transferred their right, title and interest in the said landed property by virtue of the Deed of Hebanama dated 27.04.1992 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 219 to 222 being No. 2593 for the year 1992 all that Sali land measuring 5.5 decimals out of 17 decimals appertaining to R.S./L.R. Dag No. 132, 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 in favor of Angurjan Bibi, Abeda Bibi, Jobeda Bibi, Khadija Bbi, Hasina Bibi, Masuda Bibi, absolutely forever and free from all encumbrances and they duly accepted the said gift;
- E. The said Angurjan Bibi, Abeda Bibi, Jobeda Bibi, Khadija Bbi, Hasina Bibi, Masuda Bibi while seized and possessed of the aforesaid landed property, through their constituted attorney Avijit Bardhan son of Late Satkari Bardhan sold, transferred and conveyed their entire shares in the said landed property equivalent to 5.5 decimals out of 17 decimals appertaining to R.S./L.R. Dag No. 132, of the said Sultanpur mouja by the registered deed of sale dated 09.07.2008 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 9 Pages 4810 to 4823 being No. 3715 for the year 2008 to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee and Sri Subrata Banerjee for the consideration mentioned therein free from all encumbrances [subject to verification of power of attorney as the same is not handed over to us];
- F. The said Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee got their names mutated in the land records commonly known as L.R. record of rights finally framed and published under

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the West Bengal Land Reforms Act, 1956 being L. R. Khatian No. 795, 796 and 797 respectively recorded in the L.R.R.O.R in respect of their shares 0.3333 part of 10000 equivalent to 5.66 decimals but recorded as 5 decimals (rounded off) in the said landed property;

- G. The said Saharuddin Sardar while seized, possessed and/or sufficiently entitled to the aforesaid plot of land transferred his right, title and interest in the said plot of land, by virtue of a Deed of Hebanama dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 79 Pages 71 to 73 being No. 3843 for the year 1977 all that Sali land measuring 11.33 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 132, 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 in favor of Mansur Ali Daptari absolutely and forever and free from all encumbrances and he duly accepted the said gift;
- H. The said Mansur Ali Daptari while seized and possessed of the aforesaid landed property, sold, transferred and conveyed his entire share in total property equivalent to 11.33 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 132, of the said Sultanpur mouja by the registered deed of sale dated 21.05.2007 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 288 to 294 being No. 1294 for the year 2007 to Minu Mondal for the consideration mentioned therein free from all encumbrances;
- I. The said Smt. Minu Mondal, while seized and possessed of the aforesaid landed property, sold, transferred and conveyed her entire share in total property equivalent to 11.33 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 132, of the said Sultanpur mouja by the registered deed of sale dated 02.09.2009 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 19 Pages 3329 to 3339 being No. 5996 for the year 2009 to Mallabhum Human Resource Development Trust for the consideration mentioned therein free from all encumbrances;
- J. The said Mallabhum Human Resource Development Trust got its name mutated in the land records commonly known as L.R. record of rights finally framed and published under the West Bengal Land Reforms Act, 1956 being L. R. Khatian No. 798 recorded in the L.R.R.O.R in respect of its share 0.6667 part of 10000 equivalent to 11.33 decimals but recorded as 12 decimals (rounded off) in the said landed property;

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).

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Pursuant to the aforesaid entries it appeared that the present owners are absolute owners of the land admeasuring 0.17 Acres of R.S. & L.R. Plot No. 132 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruiপুর, in the district of South 24 Parganas.

The present LR Record stands in the following names:

J.L. No. 16, Mouza – Sultanpur, P.S. – Baruiপুর					
Plot No.		Classification		Total Area of Plot (Acre)	
132		Shali		0.17	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
798	Mallabhum Human Resource Development Trust	Trust	0.6667	0.12	Nil
796	Dhurjoti Banerjee	Radharaman Banerjee	0.1111	0.02	Nil
795	Digbasan Banerjee	Radharaman Banerjee	0.1111	0.02	Nil
797	Subrata Banerjee	Laxminarayan Banerjee	0.1111	0.01	Nil
Total				0.17	

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, Baruiপুর: 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, since there is shortage of R-O-R form, certified copy of R-O-R could not be issued to us. (Photo Copy as on 30.09.2013 downloaded from the official website of B.L. & L.R.O, namely, [www.banglarbhumigiv.in](http://www.banglarbhumigiv.in) is attached herewith page No. 10 to 17).
2. Khajna Receipts: Khajna paid upto Bengali year 1420 in respect of Mallabhum Human Resource Development Trust, Khajna paid upto Bengali Year 1421 in respect of Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee. (Photo copy of Khajna Receipts is attached herewith page No. 33 to 35A).
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 herewith page no. 19).

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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 herewith page no. 18].
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.)<sup>1st</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 herewith page no. 20 to 31 and the remaining will be forwarded soon).
6. Mutation Status: The Land admeasuring 17 decimals in respect of Dag No. 132 is mutated in the name of the Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee and Mallabhum Human Resource Development Trust.

We opine that the present owners of the said landed property are:

S No.	Name of Owner/s	Area of Land Holding
1	Sahadali Daptari	0.17 decimals
2	Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee	5.5 decimals
3	Mallabhum Human Resource Development Trust	11.33 decimals

save and except 0.17 decimals of land therein, we further opine that it appeared from the Deed of Settlement dated 18.05.1977, the said Sahadali Daptari created lifetime interest in favour of Paharjan Bibi in respect of Sali land admeasuring 5.5 decimals comprised of R.S./L.R. Dag No. 132 of the said Sultanpur mouza and has retained 0.17 decimals of land so we opine that the Quirist shall purchase the said 0.17 decimals of land of the aforesaid dag from Sahadali Daptari or his successors for having the entire plot of land if so desire and the said landed property has marketable title thereto.

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

Date: 30<sup>th</sup> October, 2014

Yours faithfully



Advocate