

**TITLE REPORT SUMMARY**

**REF: ALL THAT Sali land admeasuring 4 (Four) decimals out of 66 decimals out of 77 decimals in R.S. /L.R. Plot No. 202, appertain to L. R. Khatian Nos. 795, 796, 797 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruiipur 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 Mr. N.K. Kayal, Advocate, in the offices of Additional District Sub-Registrar, Baruiipur, and necessary searches have been caused by Mr. T.P.Naskar, in the office of Additional Registrar of Assurances-I, Kolkata, and necessary searches have been caused by Mr. T.P.Naskar, in the office of District Sub Registrar at Alipore and 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 24.11.2014 & 27.11.2014 respectively. No entry has been found save and except the deeds of conveyance mentioned below:

SN	DEED PARTICULARS		AREA (decimal)	VENDOR(S)/ DONOR(S)	PURCHASER(S)/ DONEE(S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BRP/I-53-228- 235	3840/1966	25	Uma Sashi Dutta	Bisakha Dey
2	BAR/I-70-25-30	3824/1983	25	Bisakha Dey	Ram Gopal Dutta
3	BRP/I-97-367- 374	7309/1985	26	1. Kalpana Dutta 2. Aparna Adhya	Gopal Chandra Dutta
4	BRP/I-78-237- 244	5654/1986	26	1. Ranjit Kumar Dutta 2. Ajit Kumar Dutta 3. Sri Sanjit Kumar Dutta	Gopal Chandra Dutta
5	BRP/I-10-4433- 4451	3983/2008	66	1. Ram Gopal Dutta 2. Gopal Chandra Dutta	1. Digbasan Banerjee 2. Dhurjoti Banerjee 3. Subrata Banerjee

**DEVOLUTION OF TITLE:**

- A. One Uma Sashi Dutta, was the owner of the land admeasuring 25 decimals out of 77 decimals in R.S. /L.R. Dag No. 202, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruiipur in the district of South 24 Parganas;

- B. The said Uma Sashi Dutta, 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 29.03.1966 registered in the office of A.D.S.R, Baruipur recorded in Book No. – I, Volume No. 53, Pages 228 to 235, being no. 3480 for the year 1966 All That sali land admeasuring 25 decimals out of 77 decimals in R.S./L.R. Dag No. 202, pertaining to L.R. Khatian No. 85 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 Bisakha Dey absolutely and forever and free from all encumbrances and she duly accepted the said gift and got her name mutated in the records of L.R.R.O.R. being no. 426 in respect of their share in the said landed property;**
- C. 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 Sale dated 08.06.1983 registered in the office of A.D.S.R, Baruipur recorded in Book No. – I, Volume No. 70, Pages 25 to 30, being no. 3824 for the year 1983 All That sali land admeasuring 25 decimals out of 77 decimals in R.S./L.R. Dag No. 202, 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 Ram Gopal Dutta absolutely and forever and free from all encumbrances;**
- D. One Bon Behari Dutta, was the owner of the land admeasuring 26 decimals out of 77 decimals in R.S./L.R. Dag No. 202, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;**
- E. While seized and possessed 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 [subject to verification of this fact from heirship certificate which is yet not received by us];**
- F. The said Smt. Kalpana Dutta and Smt. Aparna Addya while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land by virtue of a Deed of Sale dated 29.11.1985 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 97 Pages 367 to 374 being No. 7309 for the year 1985 all that Sali land measuring 26 decimals out of 77 decimals appertaining to L.R. Dag No. 202, 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 Gopal Chandra Dutta for the consideration mentioned therein absolutely forever and free from all encumbrances;

- G. One Monilal Dutta, was the owner of the land admeasuring 26 decimals out of 77 decimals in R.S. /L.R. Dag No. 202, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;
- H. While seized and possessed of the said Landed property said Monilal Dutta died intestate leaving behind his three sons namely Ranjit Kumar Dutta, Ajit Kumar Dutta and Sanjit Kumar Dutta and none else as his heirs and legal representatives and they inherited the estate of the said Monilal Dutta, deceased as par Hindu Law of Inheritance [subject to verification of this fact from heirship certificate which is yet not received by us];
- I. The said Ranjit Kumar Dutta, Ajit Kumar Dutta and Sanjit Kumar 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 by virtue of a Deed of Sale dated 16.07.1986 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 78 Pages 237 to 244 being No. 5654 for the year 1986 all that Sali land measuring 26 decimals out of 77 decimals appertaining to L.R. Dag No. 202, 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 Gopal Dutta for the consideration mentioned therein absolutely forever and free from all encumbrances;
- J. The said Ram Gopal Dutta and Gopal Chandra 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 by virtue of a Deed of Sale dated 17.07.2008 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 10 Pages 4433 to 4451 being No. 3983 for the year 2008 all that Sali land measuring 66 decimals out of 77 decimals appertaining to L.R. Dag No. 202, 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, Dhurjoti Banerjee and Subrata Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances;

*AS*

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 0.66 Acres out of 0.77 Acres of R.S. & L.R. Plot no. 202 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)	
202		Shali		0.77	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
797	Subrata Banerjee	Laxminarayan Banerjee	0.2928	0.23	Nil
426	Bisakha Dey	Gour Hari Dutta	0.0998	0.07	Barga
570	Sanjit Kumar Dutta	Monilal Dutta	0.0332	0.03	Barga
795	Digbasan Banerjee	Radha Raman Banerjee	0.3016	0.22	Nil
796	Dhurjoti Banerjee	Radha Raman Banerjee	0.3016	0.22	Nil

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**

- 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, Page \_\_\_).
- Khajna Receipts:** Not available.
- Office of the C.A. under Urban Land Ceiling Department:** The said landed property does not come within the purview of urban land ceiling..
- The Report of Land Acquisition Department is follows:** No case is found under the L.A.ACT.1894..
- 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.

6. **Mutation Status:** The Land admeasuring 67 decimals in respect of Dag No. 202 is mutated in the names of present owners and land admeasuring 11 decimals in respect of Dag No. 202 is not mutated in the name 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	22 decimals	Mutated
2	Dhurjoti Banerjee	22 decimals	Mutated
3	Subrata Banerjee	23 decimals	Mutated
4	Gopal Chandra Dutta		Non-Mutated
5	Ram Gopal Dutta		Non-Mutated

and the said landed property has marketable title thereto.

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

Date: *Dud* January 2015

Yours faithfully

Advocate