

**TITLE REPORT SUMMARY**

**REF: ALL THAT** Sali land admeasuring 51 (Fifty-One) decimals in R.S. /L.R. Plot No. 219, appertain to L. R. Khatian Nos. 324, 353, 798 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 Mr. Dipak Hembram, in the offices of Additional District Sub-Registrar, Baruipur, and necessary searches have been caused by Mr. R.N.Singh, in the office of Additional Registrar of Assurances-I, Kolkata, and necessary searches has been caused by Mr. T.P. Naskar, 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 2017 in the Index – II, and perused the searcher's report dated 14.02.2017 & 15.02.2017 respectively. No entry has been found save and except the deeds of conveyance mentioned below:

SN	DEED PARTICULARS		AREA (decima l)	VENDOR(S)/ DONOR(S)	PURCHASER(S)/ DONEE(S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BRP/I-8-2600- 2616	2432/2009	17	Balai Chand Dey, Prem Chand Dey Madan Chand Dey Reba Dey Sabita Dey	Mallabhum Human Resource Development Trust
2	BRP/I-8-2600- 2616	1059/2015	17	Mallabhum Human Resource Development Trust	Gargi Memorial Charitable Trust

**DEVOLUTION OF TITLE:**

- A. One Moni Mohan Dutta, was the owner of the land admeasuring 51 decimals in R.S. /L.R. Dag No. 219, 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. While seized and possessed of the said landed property said Moni Mohan Dutta died intestate leaving behind his two sons namely Narsingha Dutta and Nader Chand Dutta and one daughter namely Parul Bala Dey and none else as his heirs and legal





representatives and they inherited the estate of the said Moni Mohan Dutta, deceased as per Hindu Law of Inheritance; [Subject to verification of heirship certificate of Moni Mohan Dutta; as the same is not handed over to us].

- C. The said Nader Chand Dutta, Narsingha Dutta and Parul Bala Dey became the joint owners of Sali Land admeasuring 51 decimals, in respect of Dag No. 219 of the said Sultanpur mouza and the said Nader Chand Dutta and Narsingha Dutta got their names mutated in the records of L.R.R.O.R. being No. 324 and 353 in respect of their shares in the said landed property.
- D. While seized and possessed of the said Landed property said Narsingha Dutta died intestate leaving behind his wife namely Kunjalata Dutta and none else as his heirs and legal representatives and she inherited the estate of the said Narsingha Dutta, deceased as per Hindu Succession Act 1956;
- E. While seized and possessed of the said Landed property said Ranjit Dutta alias Nader Chand Dutta died on 25.12.2016 intestate leaving behind his wife Nilima Dutta and two sons namely Jayanta Dutta and Sujoy Dutta and six daughters namely Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naskar and none else as his heirs and legal representatives and they inherited the estate of the said Ranjit Dutta alias Nader Chand Dutta, deceased as per Hindu Succession Act, 1956;
- F. By the deed of sale dated 27.01.2017, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 1611-2017, pages 16772 to 16802 being No. 161101012 for the year 2017 said Nilima Dutta, Jayanta Dutta, Sujoy Dutta, Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naska and Kunjalata Dutta jointly sold, transferred and conveyed in favour of Salim Khan All that piece and parcel of Sali (Agricultural) Land admeasuring 34 decimals out of 51 decimals of land being portion of R.S. /L.R. Plot No. 219 appertains to L.R. Khatian Nos. 324 and 353 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances and he mutated his name in the L.R. records of right being Khatian No. 1764 in respect of the said plot of land;



- G. While seized and possessed of the said Landed property said Parul Bala Dey died intestate leaving behind her five sons namely Balai Chand Dey, Prem Chand Dey, Madan Chand Dey, Gora Chand Dey and Gopal Chand Dey and one daughter namely Reba Dey and none else as her heirs and legal representatives and they inherited the estate of the said Parul Bala Dey, deceased as par Hindu Law of Inheritance [subject to verification of this fact from heirship certificate which is yet not received by us];
- H. While seized and possessed of the said Landed Property said Gora Chand Dey died intestate leaving behind his wife Sabita Dey and none else as his heir and legal representative and she inherited the estate of the said Gora Chand Dey, deceased as par Hindu Law of Inheritance;
- I. While seized and possessed of the said Landed Property said Gopal Chand Dey died unmarried leaving behind his 3 brothers namely Balai Chand Dey, Prem Chand Dey, Madan Chand Dey and one sister Reba Dey and none else as his heirs and legal representatives and they inherited the estate of the said Gopal Chand Dey, deceased as par Hindu Law of Inheritance;
- J. The said Balai Chand Dey, Prem Chand Dey, Madan Chand Dey, Reba Dey and Sabita Dey 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 03.04.2009 which was registered in the Office of ADSR Baruipur and was recorded in Book No. 1, Volume No. 8 Pages 2600 to 2616 being No. 2432 for the year 2009 all that Sali land measuring 17 decimals out of 51 decimals appertaining to L.R. Dag No. 219, 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 Mallabhum Human Resource Development Trust for the consideration mentioned therein absolutely forever and free from all encumbrances;
- K. The said Mallabhum Human Resource Development Trust got its name mutated in the records of L.R.R.O.R being No. 798 in respect of its share in the said landed property.
- L. By the deed of sale dated 07.02.2015, said Mallabhum Human Resource Development Trust, sold, transferred and conveyed its rights, title and interest of in the said plot of land by virtue of deed of sale registered with the office of ADSR



Baruipur and was recorded in Book No. 1, CD Volume no. 2, pages from 5280 to 5297 being No. 01059 for the year 2015 all that Sali land measuring 17 decimals out of 51 decimals appertaining to L.R. Dag No. 219, appertain to L.R. Khatian No. 798 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 Gargi Memorial Charitable Trust for the consideration mentioned therein absolutely forever and free from all encumbrances;

M. By the Deed of Sale dated 02.03.2017, registered with the office of ADSR Baruipur, recorded in Book No. 1, Volume No. 1611-2017, pages 22652 to 22673 Being No. 161101406 for the year 2017 said Gargi Memorial Charitable Trust sold, transferred and conveyed its right, title and interest in favour of Salim Khan All That piece and parcel of Sali land admeasuring 17 decimals more or less out of 51 decimals being undemarcated portion of R.S. /L.R. Dag No. 219, appertain to L. R. Khatian No. 798, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances;

N. By the Deed of Sale dated 02.03.2017, registered with the office of ADSR Baruipur, recorded in Book No. 1, Volume No. 1611-2017, pages 22674 to 22695 Being No. 161101407 for the year 2017 said Salim Khan sold, transferred and conveyed in favour of Mr. Dhruv V Shah All That piece and parcel of Sali land admeasuring 17 decimals more or less out of 51 decimals being undemarcated portion of R.S. /L.R. Dag No. 219, appertain to L. R. Khatian No. 798, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances;

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 0.51 Acres of R.S. & L.R. Plot no. 219 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)	
219		Shali		0.51	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
324	Nader Chand Dutta	Moni Mohan Dutta	0.3334	0.17	Barga
353	Nrisingha Dutta	Moni Mohan Dutta	0.3333	0.17	Barga
798	Mallabhum Human Resource Development Trust		0.3333	0.17	Barga

It also appears from the L.R.R.O.R. that the aforesaid plot of land stands in the name of Salim Khan son of Hanif Khan as Bargadas to get absolute title of the said plot of land it is necessary to purchase the land direct from the Bargadar who must procure his right, title and interest from the recorded land owner by registered Deed of Sale or by relinquishment of his barga right to the concerned authority in favour of land owners and by surrendering his barga certificate

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, 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.banglarbhumi.gov.in](http://www.banglarbhumi.gov.in) is attached).
2. **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).





3. **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).
4. **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>1<sup>st</sup></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).
5. **Mutation Status:** The Land admeasuring 51 decimals in respect of Dag No. 219 is mutated in the names of present owners.
6. 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	Nader Chand Dutta	0.17 decimals	Mutated
2	Nrisingha Dutta	0.17 decimals	Mutated
3	Mallabhum Human Resource Development Trust	0.17 decimals	Mutated

and the said landed property has marketable title thereto subject to rights of the Bargadar – Salim Khan.

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

Date: 2nd January, 2017

Yours faithfully

Advocate