

TITLE REPORT SUMMARY

REF: ALL THAT Sali land admeasuring 59 (Fifty Nine) decimals in R.S. /L.R. Plot No. 220, 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 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 (decim al)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BRP/I-8-2600- 2616	2432/2009	20	Balai Chand Dey, Prem Chand Dey Madan Chand Dey Reba Dey Sabita Dey	Mallabhum Human Resource Development Trust

DEVOLUTION OF TITLE:

- A. One Moni Mohan Dutta, was the recorded owner as per parcha/plot information annexed herewith of the land admeasuring 59 decimals in R.S. /L.R. Dag No. 220, 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 par Hindu Law of Inheritance [subject to verification of this fact from heirship certificate which is yet not received by us];**
- C. The said Nader Chand Dutta, Narsingha Dutta and Parul Bala Dey became the joint owners of Sali Land admeasuring 19.6647 decimals (recorded as 20 decimals as rounded**





off figure), 19.6647 decimals (recorded as 19 decimals as rounded off figure) and 19.6647 decimals (recorded as 20 decimals as rounded off figure) respectively in respect of Dag No. 220 of the said Sultanpur mouza and the said Nader Chand Dutta and Nrisingha 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 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];
- E. 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 [subject to verification of this fact from heirship certificate which is yet not received by us];
- F. 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 [subject to verification of this fact from heirship certificate which is yet not received by us];
- G. 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 Baruiapur 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 20 decimals out of 59 decimals appertaining to L.R. Dag No. 220, of the said Sultanpur Mouza J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruiapur 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 encumbrances and the owner got its name mutated in

the L. R. Record-of-rights being No.798 respectively in respect of its share being 0.3333 part of 10000 in the said plot;;

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 owner of the land admeasuring 0.59 Acres of R.S. & L.R. Plot no. 220 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)	
220		Shali		0.59	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
324	Nader Chand Dutta	Moni Mohan Dutta	0.3334	0.20	Nil
353	Nrasingha Dutta	Moni Mohan Dutta	0.3333	0.19	Nil
798	Mallabhum Human Resource Development Trust		0.3333	0.20	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

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 R-O-R, but due to shortage of R-O-R form, the certified copy R-O-R could not be issued. (Photo Copy as on 30.09.2013 downloaded from the official website of B.L. & L.R.O, namely, www.banqlarbhumi.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 is attached).
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 is attached,).
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.) 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).
5. **Mutation Status:** The Land admeasuring 59 decimals in respect of Dag No. 220 is mutated in the names of present owners.

We opine that the present owners of the said landed property are Nader Chand Dutta, Narsingha Dutta and Mallabhum Human Resource Development Trust, in accordance with their share in the said plot of land and the said landed property has marketable title thereto.

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

Date: *2nd* January, 2015

Yours faithfully

A. K. Singh
Advocate