

Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia.
Mob NO. - 9477269687

Date - 26 / 03 / 2026

DETAILED REPORT ON TITLE.

The detailed report on title of **TAHAMINA KHATUN**, wife of Nur Islam & daughter of Sekh Ebrahim, - as follows

Ref : Land : That ALL THAT piece and parcel of free hold land measuring **05 (Five) Cottahs NIL Chhattaks 23 (Twenty-Three) Sq.ft. Land** being **Plot NO. 163**, in **Sub Block No. B-12 of Block No. 'B'** in the Kalyani Town ship, Sub Division Kalyani, under post and police station Kalyani, in the District of Nadia West Bengal, the building is, which is butted and bounded by :

On the North : 30 feet wide Road,
On the South : House No. B-12/172,
On the East : House No. B-12/164,
On the West : House No. B-12/162,.

Name and Address of the Land-Owner / Title Holder :

TAHAMINA KHATUN, wife of Nur Islam & daughter of Sekh Ebrahim, by faith : Islam, by occupation : Business, by Nationality Indian, residing at Village: Shalidaha, P.O. & P.S. Naihati, District : North 24 Parganas, Pin- 743145, West Bengal.

I have caused necessary search in the office of the A.D.S.R. at Kalyani, Nadia, for the year 2012 to 2026 and also District Sub-Register at Krishnanagar, Nadia, for year 2012 to 2026 and the Court searching for the year 2012 to 2026 from Civil Court at Kalyani and also from the records of Municipal mutation and all other relevant documents in respect of the aforesaid property.

My Report is as follows :-

WHERE AS - a Government Built House Property with revenue free total **05 (five) Cottahs NIL Chattaks 23 (Twenty Three) Sq.ft. Land** in the Township of Kalyani, being **Plot NO. 163**, in **Sub-Block No. B-12 of Block No. 'B'**, under P.O & P.S. Kalyani, District: Nadia, is

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seized and possessed of or otherwise well and sufficiently entitled as absolute owner to the messuage, tenement or dwelling house, land hereditaments and premises, herein after fully set forth and described and intended to be hereby granted transferred and conveyed.

AND WHERE AS - ultimately on full and final payment of the agreed consideration money, the Governor of the State of West Bengal through the pen of the Estate Manager & Ex-Officio Assistant Secretary to the Government of West Bengal, Metropolitan Development Department (now U.D. Department) sold and transferred the below scheduled property to Smt. Namita Sarkar, wife of Lt. Amal Krishna Sarkar, by means of an Indenture, which was registered at the Office of the A.D.S.R. Kalyani, being Deed No. 3664 for the year 1990, recorded in Book No. 1, Volume No. 42, Page No. 393 to 400 and thus said Smt. Namita Sarkar, acquired absolute right title and interest and became the owner and possessor of the below schedule property.

AND WHERE AS - the said plot of land was demarcated and measured in the site to be an area of 05 (live) Cottahs NIL Chattaks 23 (Twenty-Three) Sq.ft. and possession of the plot with Government built house thereon was delivered by the Government of West Bengal to the said Smt. Namita Sarkar.

AND WHERE AS - subsequently, said Smt. Namita Sarkar, wife of Lt. Amal Krishna Sarkar, died intestate on 13.01.2020, leaving behind Sri. Sagar Mondal (Grandson of her predeceased married daughter Smt. Purnama Mondal) as her only legal heirs and successors. Be it mentioned here that only daughter of said Namita Sarkar namely, Purnima Mondal, wife of Subhendu Mondal died on 12.11.2018. Husband of Purnima Mondal namely Subhendu Mondal, also died on 31.08.2023, leaving behind his only son namely, Sri. Sagar Mondal, who got the said plot of land as per the Hindu law of inheritance. The name of said Sri. Sagar Mondal was duly recorded in the office record KLN/22-of the vide Kalyani Municipality 24/MU/001176/149984, dated 08.01.2024.

AND WHERE AS - during ownership and possession of said Sri. Sagar Mondal, he sold and transferred his entire right title and interest in the below scheduled freehold land with

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building standing thereon to **Sri. Bappa Das & Sri. Bijoy Kumar Mondal**, through a registered **SALE DEED NO. 1303600387** for the year 2024, recorded in **Book No. 1, Volume No. 1303-2024, Pages 6430 to 6449**, registered in the office of the A.D.S.R of Kalyani, District: Nadia, West Bengal.

AND WHERE AS – said **Sri. Bappa Das & Sri. Bijoy Kumar Mondal** have become the joint owners and possessors of the said 05 (five) Cottahs NIL Chhattaks 23 (Twenty-Three) Sq.ft. of free hold land with house building standing thereon. The names of said **Sri. Bappa Das & Sri. Bijoy Kumar Mondal** have not yet been recorded in the office record of the Kalyani municipality till date, but they are paying up to date tax in respect of the below schedule property and are in enjoyment of the same.

AND WHERE AS – said **Sri. Bappa Das & Sri. Bijoy Kumar Mondal** sold out this entire LAND with Building Structure to **TAHAMINA KHATUN**, wife of Nur Islam & daughter of Sekh Ebrahim, through a registered **Sale Deed NO. 03217 / 2025, on dt – 04-07-2025, in Book NO. 01, Vol. NO. 1303, pages 55025 to 55039, registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal.**

AND WHERE AS – thereafter said **Present LAND-OWNER i.e. TAHAMINA KHATUN**, wife of Nur Islam & daughter of Sekh Ebrahim, mutated her name in the Office of the Kalyani Municipality and paid the Municipal Tax.

And also said **Present Land-Owner i.e. TAHAMINA KHATUN**, wife of Nur Islam & daughter of Sekh Ebrahim, decided to constructed a G+4 Storied Multi-Storied Building or an APARTMENT and for this she obtained a G+4 Storied Sanctioned Building Plan from the said Kalyani Municipality. And said **Present Land-Owner** started to construction work as per the said Sanctioned Building Plan.

Mention that, said Present LAND-OWNER i.e. TAHAMINA KHATUN, wife of Nur Islam & daughter of Sekh Ebrahim, after getting the aforesaid Property from Sri. Bappa Das & Sri. Bijoy Kumar Mondal, through a registered Sale Deed NO. 03217 / 2025, on dt – 04-07-2025, in Book NO. 01, Vol. NO. 1303, pages 55025 to 55039, registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal ; became the owner and possessor of the aforesaid mentioned area of free hold land measuring 05 (Five) Cottahs NIL Chhattaks 23 (Twenty-Three) Sq.ft. Land, being Plot NO. 163, in Sub Block No. B-12 of Block No. 'B' in the Kalyani Town ship,

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*Sub Division Kalyani, under post and police station Kalyani, in the District of Nadia, West Bengal, **and** I have searched in the office of Addl. District Registry Office at Kalyani, Nadia, & the D.S.R. Krishnanagar, Nadia, W.B., and found that said **Present LAND-OWNER i.e. TAHAMINA KHATUN**, wife of Nur Islam & daughter of Sekh Ebrahim, did not sale / transfer the below Scheduled – A property to any person.*

The details description has been mentioned land free hold land measuring **05 (Five) Cottahs NIL Chhattaks 23 (Twenty-Three) Sq.ft. Land**, being **Plot NO. 163**, in **Sub Block No. B-12 of Block No. 'B'** in the Kalyani Town ship, Sub Division Kalyani, under post and police station Kalyani, in the District of Nadia, W.B., **is free from all sorts of encumbrances, charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said land is absolutely clear, free and marketable.**

It is also hereby to certify that the above mentioned land is not affected by any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of C.M.D.A. and CIT and *it is enforceable under SARFAESI Act, 2002, as amended upto date.* The receipts for the relevant searches are enclosed herewith.

Hereby the Report is prepared and ready to be forwarded to the appropriate and concerned authority.

Subhankar Paul

SUBHANKAR PAUL,
ADVOCATE.

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Advocate

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