

~~Arun Kumar Bhaumik~~  
Advocate  
Calcutta High Court



63/27, DUM DUM ROAD  
(Surer Math)  
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Date 23/03/2026

### REPORT ON TITLE

Re : ALL THAT piece or parcel of "BASTU" land measuring an area **04 Cottahs 02 Chittaks 36 Sq.ft.** with old Two storied building measuring **1000 Sq.ft.** more or less, the building floor is finished by cemented, comprised in C.S. Dag No. 126, R.S./L.R. Dag No. 363, under C.S. Khatian No. 779, 781, R.S. Khatian No. 1489, L.R. Khatian No. 2970, at Mouza - Satgachi, Holding No. 82(old), 146(new), Ananda Mohan Bose Road, Premises No. P-63, Ananda Mohan Bose Road, Police Station - Dum Dum, Kolkata - 700 074, within the limit of South Dum Dum Municipality, Addl. District Sub-Registrar office Cossipore Dum Dum and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, J.L. No. 20, R.S. No. 154, Touzi No. 3083, in the district of North 24-Parganas.

I have examined the title deeds produced by the Owner, I state below the devolution of title on the basis of the title deeds examined by me as follows: -

1. WHEREAS by a Deed of Conveyance dated 03.03.1953 Amalgamated Development Limited; for a price partly paid and partly promised, sold and conveyed to Smt. Puspa Rani Dey ALL THAT piece or parcel of land measuring an area 04 Cottahs 02 Chittaks 36 Sq.ft; comprised in C.S. Dag No. 126, under C.S. Khatian No. 779, 781, at Mouza - Satgachi, Premises No. 190A, Cal. Jessore Road, within the limits of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS to secure payment of the said promised part of the price namely Rs. 4,500/- (Rupees Four Thousand Five Hundred) only together with interest the said Releasee as the Mortgagor charged as First Charge in favour of the said company ALL THAT the said piece or parcel of land by executing a Deed of Security bearing date the 03.03.1953, registered at the office of Sub-Registrar Cossipore, Dum Dum, copied in Book No. I, Volume No. 19, Pages 81 to 85, Being No. 1172 for the year 1953.

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23. 3. 26



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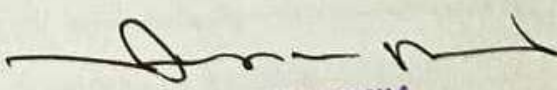
AND WHEREAS the said Smt. Puspa Rani Dey has thereafter by different installments on different dates paid off the said principal sum of Rs. 4,500/- (Rupees Four Thousand Five Hundred) only together with all interest which accrued thereon.

AND WHEREAS by a Deed of Release dated 07.07.1960, registered at the office of the Sub-Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 78, Pages 232 to 234, Being No. 5943 for the year 1960, the said Amalgamated Development Limited release the schedule land in favour of Smt. Pushpa Rani Dey.

AND WHEREAS Smt. Puspa Rani Dey, was thus well seized and possessed of or otherwise well and sufficiently entitled to the "Bastu" land measuring an area 04 cottahs 02 chittacks 36 sq.ft., with old Building, comprised in C.S. Dag No. 126, under C.S. Khatian No. 779, 781, at Mouza - Satgachi, P.S. Dum Dum, within the limit of South Dum Dum Municipality, Holding No. 82(old), 146(new), Ananda Mohan Bose Road, in the District of 24-Parganas (North).

AND WHEREAS at the time of Recent Settlement the said Smt. Puspa Rani Dey, duly mutated her name in the record of B.L. & L.R.O. comprised in R.S. & L.R. Dag No. 363, L.R. Khatian No. 2970.

AND WHEREAS Smt. Puspa Rani Dey, was thus well seized and possessed of or otherwise well and sufficiently entitled to the "Bastu" land measuring an area 04 cottahs 02 chittacks 36 sq.ft., with old Building, comprised in C.S. Dag No. 126, R.S./L.R. Dag No. 363 under C.S. Khatian No. 779, 781, R.S. Khatian No. 1489, L.R. Khatian No. 2970, at Mouza - Satgachi, P.S. Dum Dum, within the limit of South Dum Dum Municipality, Holding No. 82(old), 146(new), Ananda Mohan Bose Road, in the District of North 24-Parganas.

  
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AND WHEREAS Smt. Puspa Rani Dey at her lifetime made a published her last WILL and testament on 19.11.2009 registered at the office of Addl. District Sub-Registrar Cossipore Dum Dum copied in Book No. III, Volume No. 5, Pages from 15 to 18, Being No. 174 for the year 2009, whereby she gave and bequeathed the aforesaid property to her daughter Smt. Sunanda Sinha and also she appointed Smt. Sunanda Sinha as executrix of the said WILL.

AND WHEREAS after the death of Smt. Puspa Rani Dey on 09.01.2010 in terms of her aforesaid WILL Smt. Sunanda Sinha filed Probate Case being Misc. Case No. 96 of 2014 (Probate) before the Ld. Civil Judge District delegate, at Barrackpore, and later the said misc. case was transferred before the Ld. Addl. District Judge 2<sup>nd</sup> Court, at Barrackpore, being no. other suit -19/16 (P), in the District of North 24-Parganas.

AND WHEREAS the Ld. Court has passed an order and grant Probate in favour of Smt. Sunanda Sinha on 13.06.2022.

AND WHEREAS in terms of the said Misc. Case No. 96 of 2014, later O.S – 19/16, and Order dated 13.06.2022 Smt. Sunanda Sinha duly mutated her names in the records of B.L. & L.R.O comprised in L.R. Dag No. 394, and L.R. Khatian No. 8407, at Mouza – Satgachi, and also in the records of South Dum Dum Municipality, being Holding No. 146, Ananda Mohan Bose Road, P.S. Dum Dum, in the district of North 24 Parganas.

AND WHEREAS Smt. Sunanda Sinha, is well seized and possessed of or otherwise well and sufficiently entitled to the "Bastu" land measuring an area 04 cottahs 02 chittacks 36 sq.ft., with old Building, comprised in C.S. Dag No. 126, R.S./L.R. Dag No. 363 now 394, under C.S. Khatian No. 779, 781, R.S. Khatian No. 1489, L.R. Khatian No. 2970 now 8407, at Mouza – Satgachi, P.S. Dum Dum, within the limit of South Dum

  
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Dum Municipality, being Holding No. 146, Ananda Mohan Bose Road, at Premises No. P-63, Ananda Mohan Bose Road, Kolkata - 700 074, in the District of North 24-Parganas.

2. I have made searches for encumbrances in respect of the property from the year 2016 to 2026, at the office of Addl. District Sub-Registrar Cossipore Dum Dum, from the year 2016 to 2026, at the office of District Sub Registrar, North 24-Parganas, and have found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

3. I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the any competent authorities. I certify that all rents, taxes and other public dues payable in respect of the property have been paid in full up to date.

4. That the land is not affected by the preview of U.L. (Ceiling & Regulation) Act, 1976.

5. I certify that **SMT. SUNANDA SINHA**, has acquired a valid and marketable title to the property and the property is free from all encumbrances and attachments and fit for equitable mortgage.

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23.3.26.

Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 18-03-2026

|                          |                                                                                 |                  |                         |
|--------------------------|---------------------------------------------------------------------------------|------------------|-------------------------|
| Serial No of Application | 1501008444/2026                                                                 | Search No        | 1501008444/2026         |
| Search for the Years     | From 2016 To 2026                                                               | Record Available | From 13/07/2009 onwards |
| Property to be Searched  | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, , Plot No: RS- 00363 |                  |                         |
| From whom Received       | A K Bhaumik                                                                     |                  | All Transaction         |
| Fees Paid under Articles | F1(i) 20 /- F1(ii) 200 /-                                                       |                  |                         |
| Search Result:           | No Record Found                                                                 |                  |                         |

( Mr Subodh Kumar Majumder )  
D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



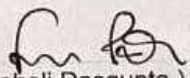


Government of West Bengal  
Office of the COSSIPORE DUMDUM (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 18-03-2026

|                          |                                                                                 |                  |                         |
|--------------------------|---------------------------------------------------------------------------------|------------------|-------------------------|
| Serial No of Application | 1506000665/2026                                                                 | Search No        | 1506000665/2026         |
| Search for the Years     | From 2016 To 2026                                                               | Record Available | From 28/10/2010 onwards |
| Property to be Searched  | District: North 24-Parganas, PS: Dum Dum, Mouza: Satgachi, , Plot No: RS- 00363 |                  |                         |
| From whom Received       | A K Bhaumik                                                                     | All Transaction  |                         |
| Fees Paid under Articles | F1(i) 20 /- F1(ii) 200 /-                                                       |                  |                         |

Search Result: No Record Found

  
( Mrs Baishali Dasgupta )

A.D.S.R. COSSIPORE DUMDUM  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

