

Subhasis Dasgupta,
Advocate.

Resi. & Chamber :
C-52, Panchasayar, Kolkata : 94.
Phone : 24323952

Date

Re :- ALL THAT the land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in, Dag no. 164. Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi .no.237, Pargana Khaspur. together with the Two Storied Building lying situate at and being Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation. together with all easement right attached thereto

Present Owners : Sri Sunil Majumdar, son of late Ramesh Chandra Majumdar, Smt. Arati Sen, wife of late Parimal Sen, Smt. Gayatri Roy Chowdhury, wife of late Amar Roy Chowdhury, Smt. Anjali Sengupta, daughter of late Ramesh Chandra Majumdar, Smt Jyotsna Majumdar, wife of late Subrata Majumda, Sambit Majumdar son of late Subrata Majumda

Ramesh Chandra Mazumder son of late Kali Mohan Majumder was the Owner by purchase on 18th March 1936 from it's the then Owner the Jadavpur Estate Limited of ALL THAT piece and parcel of land measuring an area of 10 Cottahs 10 Chittaks more or less comprised in, C.S Dag no. 164. Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur. Police Station. Jadavpur, District South 24 Parganas. The Bengali Saf Kabola was registered in the office of District Sub Registrar at Alipore and recorded in Book No. 1, Volume No.40 at Pages 224 to 228, Being No.1418 for the year 1936.

As I have gathered information from the present Owners that said Ramesh Chandra Mazumder during his life time for the purpose of widening the road and

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for other purposes relinquish his right a portion of land from the land purchased by him and was in physical possession of the land under reference and surrounded the land by boundary walls

Said Ramesh Chandra Mazumder during his life time constructed a Two Storied Building on the portion of the aforesaid plot and lived their along with his members of his family and mutated his name in the record of the Kolkata Municipal Corporation and the said property has been assessed and numbered as Premises No. 24, Jadavpur Central Road, Police Station. Jadavpur, Kolkata 700 032 within Ward No.95 of the Kolkata Municipal Corporation having Assessee No.210950300188.

As I have gathered information from the present Owners that Ramesh Chandra Mazumder died on 19.01.1985 and his wife predeceased on 14th January, 1980 at Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 leaving and surviving him his two sons namely Sri Sunil Majumdar, and Subrata Majumdar, and three daughters Smt. Arati Sen, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar Smt. Gayatri Roy Chowdhury, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar, Smt. Anjali Sengupta, daughter of late Ramesh Chandra Majumdar, as his heirs and legal representatives.

On the death of said Ramesh Chandra Mazumder his two sons namely Sri Sunil Majumdar, and Subrata Majumdar, and three daughters Smt. Arati Sen, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar Smt. Gayatri Roy Chowdhury, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar, Smt. Anjali Sengupta, daughter of late Ramesh Chandra

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Majumdar are thus the joint owners of land and building of the property at Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation

I have gathered information from the Owners that Subrata Majumdar died intestate on 09.08.2017 leaving behind his wife Smt Jyotsna Majumdar, Son Sambit Majumdar and daughter Smt Sunita Sen Gupta as his only heirs and legal representatives

On the death of said Subrata Majumdar his 1/5th share in the aforesaid property morefully and particularly described in the First Schedule hereunder written devolved upon the said Smt Jyotsna Mujumdar, Sambit Majumdar and Smt Sunita Sen Gupta

On 16th August 2019, the said Smt Sunita Sen Gupta wife of Rudrarup Sen Gupta gifted, transferred her undivided share in connection with the property at Premises No. 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation in favour of her mother Smt Jyotsna Majumdar. The said deed was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No:1, Volume No1605-2019 at Pages 167769 to 167793, Being No: 160504947 for the year 2019

Thus the said Sri Sunil Majumdar , Smt Jyotsna Majumdar , Sri Sambit Majumdar, Smt. Arati Sen Roy Chowdhury wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar, Smt. Anjali Sengupta daughter of late Ramesh Chandra Majumdar are thus the joint owners of land and building of the property at Premises No. 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation

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Subhasis Dasgupta,
Advocate.

Resi. & Chamber :

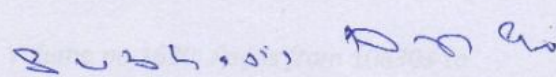
C-52, Panchasayar, Kolkata : 94.

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I have also caused search through Sri Prabuddha Ghosh Majumder Advocate in the office of Addl District Sub Registrar at Alipore and District Sub Registrar at Alipore and Registrar of Assurances at Kolkata in respect of the property at Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation for the year 2007 to 2021. During searches from the report of Prabuddha Ghosh Majumder certain entries have been found which transpired from the report of said Prabuddha Ghosh Majumder Advocate and also from the from the filed report given by E Mallick which are self-explanatory

Considering the report as aforesaid and title deed of the property in the name of Ramesh Chandra Mazumder , Development Agreement , Development Power, and I hereby certify that the present owners as aforesaid have a marketable title of the property at Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation.

Search report and receipt, issued by the
respective registration office are enclosed
hereto


Advocate

PRABUDDHA GHOSH MAJUMDER

B.SC L.L.B Advocate

ALIPUR CRIMINAL COURT

Residence Chamber:-
A/1/28 Ramgarh
P.O -Naktala
Kolkata-700047
MOB:- 9831313508

Ref:-

Date-

Search Report

Ref: In respect of Premises no. 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata 700 032, Area of land measuring 5 Cottahs 6 Chittaks 15 square feet with 1200 square feet structure.

I have caused necessary searches in Index no.II, regarding the above mentioned property in the records of the D.R.Alipore, A.D.S.R.Alipore and A.R.A.Kolkata for the years from 2007 to 2020 each offices and D.S.R.-II,III,IV & V and A.R.A.Kolkata - II,III & IV, for the years from 2020 to 2021 each offices with computer search.

During this periods of my search I found five entries under as follows :

1.By a registered Deed of Gift Vide Book no. 1, Volume no.1605, Pages from 167769 to 167793, Being no. 4947 for the year 2019 registered at A.D.S.R.Alipore, Area of land measuring 5 Chittaks 34 square feet with 267 square feet structure.

2.By a registered Deed of Declaration +Cancellation of Agreement/Declaration Vide Book no. 1, Volume no.1630, Pages from 105922 to 105946, Being no. 2709 for the year 2020 registered at D.S.R.V-Alipore, Area of land measuring 7 Cottahs 3 Chittaks with 1200 square feet structure.

3.By a registered Deed of Development Agreement Vide Book no. 1, Volume no.1630, Pages from 105876 to 105921, Being no. 2710 for the year 2020 registered at D.S.R.V-Alipore, Area of land measuring 1Cottah 1 Chittak 10 square feet with 480 square feet structure.

4.By a registered Deed of Development Power Vide Book no. 1, Volume no.1630, Pages from 106303 to 106338, Being no. 2800 for the year 2020 registered at D.S.R.V-Alipore, Area of land measuring 1Cottah 1 Chittak 10 square feet with 480 square feet structure.

5.By a registered Deed of Declaration Vide Book no. 1, Volume no.1630, Pages from 21734 to 21750, Being no. 594 for the year 2021 registered at D.S.R.V-Alipore, Area of land measuring 5 Cottahs 4 Chittaks 31 square feet.

No other entry was found of my search as per available records of the above mentioned registration offices.

Hence in my opinion that the above mentioned property has got good clear and marketable title as per available records of the above mentioned registration offices are concerned.

Search receipts and work sheets are enclosed herewith.

Prabuddha Ghosh Majumder
PRABUDDHA GHOSH MAJUMDER
Advocate
Alipore Police Court
Kolkata-700027
Regn. No. - WB-613/1989