

Subhasis Dasgupta,
Advocate.

Resi. & Chamber :
T-23 Panchasayar, Kolkata :
94.Phone : 9830049174
Practicing at the Civil Court, Alipore Judges' Court,
Kolkata

21.09.2025

TITLE REPORT

Subject Property

Premises No. 184/1, Behari Mondal Road, Ward No. 106, Police Station – Garfa, Kolkata, District: South 24 Parganas, West Bengal, measuring about **9 (Nine) Cottahs and 8 (Eight) Chittaks** of land, together with structures standing thereon, morefully described in **Schedule** hereunder written.

1. Chain of Title

1. Initial Ownership (1974)

- By two separate registered Deeds of Sale dated **25.03.1974 (Deed No. 1853 of 1974)** and **28.06.1974 (Deed No. 4553 of 1974)**, recorded in the office of the District Sub-Registrar, Alipore, land measuring **16 Sataks** comprised in R.S. Dag No. 1137, under R.S. Khatian No. 386, Mouza – Garfa, was purchased by **Smt. Amiya Bala Gope**.

2. Transfer in 1976

- By **Deed No. 3305 of 1976**, Smt. Amiya Bala Gope sold and conveyed the said **16 Sataks** to **Sri Swapan Kumar Das** and **Sri Prabir Kumar Das**.

3. Transfer in 1991

Smt. Amiya Bala Gope

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- By two separate Deeds of Sale, both dated **30.07.1991 (Deed Nos. 11657 and 11658 of 1991)**, the said Swapan Kumar Das and Prabir Kumar Das sold the entire **16 Sataks** to **Sri Nitai Das @ Ranjan Das**.

4. Succession (1993)

- Upon the death of **Sri Nitai Das** on **05.06.1993**, unmarried and intestate, the property devolved under the **Hindu Succession Act, 1956** upon his parents **Sri Satul Chandra Das** and **Smt. Kamala Rani Das**.

5. Transfer in 2003

- By a registered Deed of Sale dated **27.06.2003**, registered in **2005 (Deed No. 899/2005)**, the said Satul Chandra Das and Kamala Rani Das conveyed **9 Cottahs 8 Chittaks** (out of approx. 10 Cottahs) to:
 - **Sri Santi Ranjan Das (Owner No. 1), and**
 - **Sri Pilu Das (since deceased, father of Priyanka Das and Paromita Das, Owners Nos. 2A & 2B).**

6. Mutation and Conversion

- Mutation recorded in BL&LRO vide **Case Nos. 1508/14 and 1507/14**.
- Land converted from *Shali* to *Bastu* vide **Conversion Cases Nos. 154/15 and 155/15**.
- Mutation also effected in **Kolkata Municipal Corporation records** under Assessee No. 31-106-01-0373-6.

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7. Succession of Late Pilu Das (2016)

- o Upon his death intestate on **30.11.2016**, his wife **Smt. Tinku Das (since deceased)** and two daughters **Priyanka Das and Paromita Das** inherited his undivided 50% share.

8. Succession of Late Tinku Das (2024)

- o Upon her death intestate on **14.06.2024**, her two daughters **Priyanka Das and Paromita Das** inherited her share and became absolute owners along with **Sri Santi Ranjan Das**.

9. Rectification

- o Certain clerical/typographical errors in the **2003 Deed** were corrected by a **Deed of Declaration** dated **06.07.2022 (Deed No. 7411/2022)**.

10. Current Recorded Owners

- o **Sri Santi Ranjan Das (Owner No. 1)**
- o **Miss Priyanka Das (Owner No. 2A)**
- o **Miss Paromita Das (Owner No. 2B)**
- o Names recorded in **BL&LRO Khatians Nos. 1439, 2886, 2887, 2888** and in **K.M.C. records**.

2. Development Rights

1. The Owners entered into a **Registered Development Agreement and General Power of Attorney** with **M/s. SHRISTI (Partnership**

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- Firm) on 25.07.2022 (Deed No. 160408331/2022 and Deed No. 160408334/2022) for construction of **G+4 Building with lift facility.**
2. Development was agreed on a **50:50 sharing ratio** of sanctioned built-up area along with ₹50,00,000/- paid by the Developer to the Owners.
 3. **Supplementary Development Agreement and fresh Power of Attorney** were executed and registered on **23.09.2024 (Deed No. 10539/2024)** for better execution of project.
 4. Building Plan sanctioned by **Kolkata Municipal Corporation** vide **Building Permit No. 2023120282** dated **23.09.2023**, pursuant to which construction is on going.

3. Encumbrances

- No mortgage, charge, lien, lease, or encumbrance has been disclosed in the recitals.
- Title has been perfected by successive conveyances and inheritance under the **Hindu Succession Act, 1956.**
- Rectification of clerical errors has been effected by registered declaration (2022).

4. Opinion

On perusal of the documents made available and the recitals referred herein, it is my considered opinion that:

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1. The title to the property measuring **9 Cottahs 8 Chittaks** at **Premises No. 184/1, Behari Mondal Road, P.S. Garfa** is **clear, marketable, and free from encumbrances**, vested in the present Owners, namely:
 - o **Sri Santi Ranjan Das,**
 - o **Miss Priyanka Das,** and
 - o **Miss Paromita Das.**
2. The Owners are competent to deal with, transfer, or develop the property.
3. The **Development Agreement, GPA, and Supplementary Agreement** with **M/s. SHRISTI** are validly executed, duly registered, and confer lawful development rights upon the Developer.
4. The sanctioned building plan dated 2023 is valid, and the construction shall proceed in accordance with the terms and conditions of the Development Agreement.
5. This report has been prepared relying on the documents produced and provided by the parties, and the information contained herein is based solely on the same.

Subhasis Das Gupta
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