

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

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SUMMARY OF TITLE REPORT

REF: ALL THAT Sali (Agricultural) Land admeasuring 97 decimals being the R.S./ L.R. Dag No. 255 appertains to L.R. Khatian Nos. 1254, 207, 284 in Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas, (herein after referred to as the said landed property).

We certify that the necessary searches have been caused by Mr. N.K. Kayal, Advocate, in the offices of Additional District Sub-Registrar, Baruipur, and necessary searches have been caused by Mr. Tarak Dutta, in the office of Additional Registrar of Assurances-I, Kolkata, and necessary searches have been caused by Mr. T.P. Naskar, District Sub Registrar at Alipore and in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2014(Part) in the Index – II, and perused the searcher's report dated 22.10.2014 & 13.02.2015 & 12.02.2015 respectively. No entry has been found save and except the aforesaid deeds of sale:

SN	DEED PARTICULARS		AREA (deci mal)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BRP/I-13-2978- 2996	4123/2012	11.57	1. Dwijapada Gayen, 2. Urmila Gayen (Mondal) 3. Sandhya Gayen	Archana Naskar

DEVOLUTION OF TITLE:

- A. One Manmatha Gayen was the recorded owner of Sali land admeasuring 48.5 decimals out of 97 decimals in the R.S. /L.R. Dag No. 255, pertaining to L.R. Khatian No. 284, of Mouza – Beralia, J. L. No. 17 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 Manmatha Gayen died intestate leaving behind his wife Kalidasi Gayen, four sons namely Dwijapada Gayen, Rampada Gayen, Pradyut Gayen, and Gopal Gayen and four daughters namely Urmila Gayen (Mondal) Sandhya Gayen, Jharna Gayen (Mondal) and Karna Gayen and none else

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as his heirs and legal representatives and they inherited the estate of the said Manmatha Gayen, deceased as par Hindu Law of Inheritance;

- C. The said Dwija Pada Gayen, Urmila Gayen (Mondal) and Sandhya Gayen while seized and possessed of their shares 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 27.04.2012 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 13 Pages 2978 to 2996 being No. 4123 for the year 2012 all that Sali land measuring 11.57 decimals out of 16.17 decimals 48.5 decimals appertaining to L.R. Dag No. 255, of the said Beralia Mouja J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the District of South 24 Parganas to Archana Naskar for the consideration mentioned therein absolutely forever and free from all encumbrances; and she got her name mutated in the L. R. Record-of-rights being No.1254 in respect of her share being 0.1191 part of 10000 in the said plot;
- D. One Padmabala Gayen was the recorded owner of Sali land admeasuring 48.5 decimals [recorded as 49 decimals as rounded off figure] in R.S. /L.R. Dag No. 255, pertaining to L.R. Khatian No. 207, of Mouza - Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas;
- E. Thus the said Kalidasi Gayen, Rampada Gayen, Pradyut Gayen, Gopal Gayen, Jharna Gayen (Mondal) Karna Gayen, Padmabala Gayen, Archana Naskar, Dwija Pada Gayen, Urmila Gayen (Mondal) and Sandhya Gayen became the absolute owners of the land admeasuring 97 decimals of R.S. & L.R. Plot no. 255 lying and situate at Mouza Beralia, J.L. No. 17, P.S. Baruipur, in the district of South 24 Parganas and have good marketable title thereto;

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).

The present LR Record stands in the following names:

J.L. No. 17, Mouza - Beralia, P.S. - Baruipur		
Plot No.	Classification	Total Area of Plot (Acre)
255	Shali	0.97

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Khatlan No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
1254	Archana Naskar	Tusar Kanti Naskar	0.1191	0.12	Nil
207	Padmabala Gayen	Pulin Gayen	0.5000	0.49	Nil
284	Manmatha Gayen	Behari Gayen	0.3809	0.36	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 of R-O-R, since there is shortage of R-O-R form, certified copy of R-O-R could not be issued to us. (Photo Copy as on 30.09.2013 downloaded from the official website of B.L. & L.R.O, namely, www.banglarbhumigiv.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 27.02.2015 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 05.02.2015 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. We opine that the present owners of the said landed property are:

SN	Name of the owner/s	Area of Land Holding	Mutation Status
1	Archana Naskar	11.55 decimals	Mutated
2	Padmabala Gayen	48.50 decimals	Mutated
3	Kalidasi Gayen	5.39 decimals	Non-Mutated

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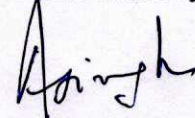
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4	Rampada Gayen	5.39 decimals	Non-Mutated
5	Gopal Gayen	5.39 decimals	Non-Mutated
6.	Pradyut Gayen	5.38 decimals	Non-Mutated
7	Parna Gayen (Mondal)	5.39 decimals	Non-Mutated
8	Karna Gayen	5.39 decimals	Non-Mutated
9	Urmila Gayen (Mondal)	2.12 decimals	Non-Mutated
10	Sandhya Gayen	2.11 decimals	Non-Mutated
11	Dwijapada Gayen	0.39 decimals	Non-Mutated

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

Date: 2nd day of May, 2015

Yours faithfully


Advocate