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Dated : 21.08.2019

TITLE REPORT

REFERENCE : ALL THAT piece and parcel of a Bastu land measuring about 10 (Ten) Cottahs 14 (Fourteen) Chittacks more or less situated in Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282 and in R.S. Dag No.1780, under R.S. Khatian No.1541, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, known as The K.M.C. Premises No.18, Purbachal Main Road, Assessee No.31-106-16-0018-1, P.O. Haltu, P.S. Garfa, Kolkata – 700 078.

PRESENT OWNERS: (1) SMT. PUSPA CHANDA, (2) SRI SAMIR CHANDA, (3) SMT. DOLI CHANDA, and (4) SMT. SOMA DAS (CHANDA).

MY REPORT IS AS FOLLOWS

I have gone through the purchase deeds, link deeds, Record of Rights and apart from it, I have caused necessary searches in the office of D.R. Alipore & A.D.S.R. Sealdah and also searched in the competent court of law for any title suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

PART-I

WHEREAS one Ganesh Chandra Kumir, son of Late Taran Chandra Kumir, of Kalikapur, District – South 24 Parganas by virtue of a registered Deed of Sale dated 03.07.1953, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.74, at Pages 167 to 168, Deed No.4342 for the year 1953, purchased one plot of land measuring an area of 68 (Sixty eight) Sataks situated at Mouza-Garfa, J.L. No.19, R.S. No.2, Pargana – Khaspur, Touzi No.10, 12 and 13, comprising in C.S. Dag No.453, under C.S. Khatian No.76, from the then Owner/Vendor namely Sri Gangadas Pal.

AND WHEREAS during Revisional Settlement Operation the name of the said Ganesh Chandra Kumir, was recorded and published in the R.S. record of Right.

AND WHEREAS one Smt. Charubala Chanda, wife of Late Gopal Chandra Chanda, of Purbachal Link Road, P.S. Garfa, P.O. Haltu, Kolkata – 700 078, by virtue of a registered Deed of

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Sale dated 12.03.1960, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.34, at Pages 283 to 285, Deed No.2250 for the year 1960, purchased one plot of land measuring an area of 5 (Five) Cottahs situated at Mouza-Garfa, J.L. No.19, R.S. No.2, Pargana – Khaspur, Touzi No.10, 12 and 13, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.453, under C.S. Khatian No.453 and 76, from said Ganesh Chandra Kumir, son of Late Taran Chandra Kumir, of Kalikapur, District – South 24 Parganas.

AND WHEREAS by virtue of registered Deed of Sale registered at Sub-Registrar Alipore and recorded into Book No.1, Volume No.35, at Pages 243 to 245, Deed No.2249 for the year 1960, said Ganesh Chandra Kumir, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 10 (ten) Cottahs of said Mouza-Garfa, in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.453, under C.S. Khatian No.453 and 76, in favour of Smt. Sushma Rani Das of 2/35, Jadabgarh Colony, Haltu, Kolkata.

AND WHEREAS by virtue of registered Deed of Sale registered at Sub-Registrar Alipore and recorded into Book No.1, Volume No.176, at Pages 296 to 300, Deed No.10079 for the year 1963, said Smt. Sushma Rani Das, sold, conveyed, transferred, assigned and granted said purchased plot of land measuring an area of 10 (ten) Cottahs of said Mouza-Garfa, in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.453, under C.S. Khatian No.453 and 76, in favour of Sri Sarbeswar Dutta, son of Late Bilas Chandra Dutta, of Purbachal, P.S. Garfa, Kolkata – 700 078.

AND WHEREAS by virtue of another registered Deed of Sale registered at Sub-Registrar Alipore and recorded into Book No.1, Volume No.156, at Pages 224 to 226, Deed No.9288 for the year 1964, said Sri Sarbeswar Dutta, again purchased another one adjacent plot of land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks 8 (Eight) Sq.ft. of said Mouza – Garfa, in R.S. Dag No.1780, under R.S. Khatian No.1541, corresponding to C.S. Dag No.1479, from one Smt. Hemnalini Bala, of 15/3B, Naskarpara Lane.

AND WHEREAS by virtue of another registered Deed of Sale dated 18.05.1973, registered at A.D.S.R. Alipore and recorded into Book No.1, Volume No.94, at Pages 1 to 5, Deed No.2569 for the year 1973, of said Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, in R.S. Dag No.1780, under R.S. Khatian No.1541, and also in R.S. Dag No.1781, under R.S. Khatian No.1282,

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said Smt. Charubala Chanda, again purchased a adjacent plot of land measuring an area of 6 (Six) Cottahs 2 (two) Chittacks out of 11 (Eleven) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. from Sri Sarbeswar Dutta, son of Late Bilas Chandra Dutta, of Purbachal, P.S. Garfa, Kolkata – 700 078.

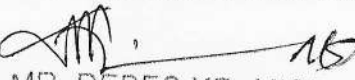
AND WHEREAS by virtue of two separate registered Deed of Sale said Smt. Charubala Chanda, purchase the total net land area of 11 (Eleven) Cottahs 2 (Two) Chittacks situated in Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1780, under R.S. Khatian No.1541, and also in R.S. Dag No.1781, under R.S. Khatian No.1282, and thereafter said Smt. Charubala Chanda, recoded their land in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.18, Purbachal Main Road, within Ward No.106, Assessee No.31-106-16-0018-1, corresponding to postal address 92, Purbachal Main Road, P.O. Haltu, presently P.S. Garfa, formerly P.S. Kasba, Kolkata – 700 078 but as per present physical measurement the land area is 10 (Ten) Cottahs 14 (Fourteen) Chittacks and rest land area 4 (Four) Chittacks exhausted due to extension of the adjacent road area of the entire plot of land.

AND WHEREAS by virtue of a registered Deed of Gift dated 04.03.2002, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, Volume No.147, at Pages 447 to 454, Deed No.6655 for the year 2002, said Smt. Charubala Chanda, donated the land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks of Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.1480, under C.S. Khatian No.453 and 76, measuring land area of 3 (Three) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, corresponding to C.S. Dag No.1479, land measuring 3 (Three) Chittacks 2 (Twenty) Sq.ft. totaling land area of 3 (Three) Cottahs 8 (Eight) Chittacks part of the K.M.C. Premises No. 18, Purbachal Main Road, within Ward No.106, in favour of **SMT. PUSPA CHANDA, OWNER No.1** herein.

AND WHEREAS thereafter said **SMT. PUSPA CHANDA**, mutated her entire plot of land together with three storied building erected by her measuring total covered area of 1800 (One thousand and eight hundred) Sq.ft. each floor measuring covered area of 600 (Six hundred) Sq.ft. in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.18, Purbachal Main Road**, being Assessee No.31-106-16-0018-1, within K.M.C. Ward No.106, Kolkata – 700 078.

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PART -II

AND WHEREAS by virtue of a registered Deed of Gift executed on 10.09.2001, registered in the office of District Sub-Registrar – III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.01634 for the year 2003 said Smt. Charubala Chanda, donated a part of land measuring an area of 3 (Three) Cottahs 11 (Eleven) Chittacks of Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, measuring land area of 3 (Three) Cottahs 9 (Nine) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, measuring land area of 1 (One) Chittack 35 (Thirty five) Sq.ft. part of the K.M.C. Premises No. 18, Purbachal Main Road, within Ward No.106, in favour of **SRI SAMIR CHANDA, OWNER No.2** herein.

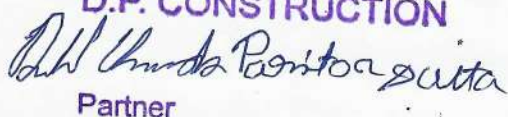
AND WHEREAS thereafter said **SRI SAMIR CHANDA**, mutated his entire plot of land togetherwith three storied building erected by him measuring total covered area of 1800 (One thousand and eighth hundred) Sq.ft. more or less each floor measuring covered area of 600 (Six hundred) Sq.ft. in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.18/2, Purbachal Main Road, being Assessee No.31-106-16-2787-3, within K.M.C. Ward No.106, Kolkata – 700 078.

PART -III

AND WHEREAS by virtue of a registered Deed of Gift executed on 10.09.2001, registered in the office of D.S.R. III, Alipore, South 24 Parganas and entered into Book No.1, Volume No.7, at Pages 7168 to 7186, Deed No.01635 for the year 2003, said Smt. Charubala Chanda, donated a part of land measuring an area of 3 (Three) Cottahs 11 (Eleven) Chittacks of Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, measuring land area of 3 (Three) Cottahs 9 (Nine) Chittacks 20 (Twenty) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, land area 1 (One) Chittack 25 (Twenty five) Sq.ft. part of the K.M.C. Premises No. 18, Purbachal Main Road, within Ward No.106, in favour of Radheshyam Chanda, since deceased, the husband of the **SMT. DOLI CHANDA** and father of the **SMT. SOMA DAS (CHANDA)**, the **OWNERS No.3 and 4** herein.

AND WHEREAS said Radheshyam Chanda, died intestate on 27.06.2009, leaving behind his legal heirs and successors i.e. his wife namely **SMT. DOLI CHANDA** and only one daughter

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namely **SMT. SOMA DAS (CHANDA)**, who jointly inherited the said plot of land as per Hindu Succession Act, 1956.

AND WHEREAS said **SMT. DOLI CHANDA AND SMT. SOMA DAS (CHANDA)**, jointly mutated their entire plot of land together with one tile shed structure measuring an area of 120 (One hundred and twenty) Sq.ft. in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.18/1, Purbachal Main Road, being Assessee No.31-106-16-2788-5, within K.M.C. Ward No.106, Kolkata – 700 078.

PART-IV

AND WHEREAS with the view to better enjoyment the **OWNER No. 1, OWNER No.2** and also **OWNERS No.3 and 4** herein amalgamated their respective plot of land into a compact plot of land as the three plots of land as described in the **SCHEDULE - "A"** below are situated side by side and adjacent to each other and this amalgamation has been made by virtue of a registered Deed of Exchange dated 08.02.2016, registered in the office of District Sub Registrar – III, Alipore and recorded in Book No. 1, Volume No.1603, at Pages 19629 to 19665, Deed No.00615 for the year 2016 and by virtue of this amalgamation the present **OWNERS** herein became the absolute joint Owners of the entire plot of land measuring total land area of **10 (Ten) Cottahs 14 (Fourteen) Chittacks more or less** and thereafter all the Owners herein jointly recorded their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.18, Purbachal Main Road, within the K.M.C. Ward No.106, Assessee No.31-106-16-0018-1, P.O. Haltu, formerly P.S. Kasba, presently P.S. Garfa, Kolkata – 700 078**, the said land Owners have been paying the taxes regularly to the Kolkata Municipal Corporation and the above mentioned property is free from all encumbrances..

Search Receipt No.(i)REGN-AA-498567 dated 20.08.2019, issued by D.R. office at Alipore.

D.P. CONSTRUCTION

Debi Chandra Paritosh Dutta
Partner

(Debes Kumar Misra)
(DEBES KUMAR MISRA)
ADVOCATE
MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
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No. REGN AA 498567
Receipt for Fees Deposited for Search or Inspection

Serial Number of application 15262

Date of application 20/8/18.

Year for the year(s) 2006 - 18.

Name of office to which the record to be searched or inspected relates DRT Sealdah.

Name of person or property to be searched 18, Purbachol

Nature of document Main Rd.

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 18

3. From whom received (1) M. (A. S.)

4. Fees paid under Article —

(1) (i)

(1) (ii)

(2)

30/



D.P. CONSTRUCTION
D.P. Construction Partner
Partner

..... Registrar of