

Ref. No..... 01 /The Maharaja Udyog/16.01.2021.

Date..... 15/1/2021

Report On Title.


A land measuring-**0.20601** acres, within **Plot No.- R.S-190** (old), L.R. 702, within **Khatian No.- L.R-2538** (old) L.R-10040 (stands in the name of Puspendu Talukdar), L.R-10043 (stands in the name of Smt Shakuntala Agarwala), L.R-10042 (stands in the name of Sri Surajit Bhattacharjee), (new), within **J.L. No. -110**, within **Mouza-Khadimpur**, within **P.S.- Balurghat**, within the **District of Dakshin Dinajpur**, is the subject matter of my searching and investigation.

I have enquired and examined the papers and documents relating to the below mentioned properties and I state below the devolution of title of the vendor:-

I have examined the Original copy of I have examined the Original copy title deed (Sale), Vide no-170204324 for 2019, Original certified copy of L.R. Khatian vide no-10040, 10043, 10042 in the name of the present owners Sri Puspendu Talukdar, Smt Shakuntala Agarwala, and Sri Surajit Bhattacharjee, Original Copy of Previous deed vide no-6168 for 1968 dated 02.07.1968, Original Development Agreement vide no-170201269 for 2020 dated 20.03.2020 executed between Sri Puspendu Talukar & others with The Maharaja Udyog a partnership firm represented by its partners Sri Surajit Bhattacharjee and others, Up to date Govt. Tax receipts in the name of present owners Sri Puspendu Talukdar and others, up to date Municipal Tax receipts, building plan of the concerned project Area placed by the present owners Sri Puspendu Talukdar, Son of Late Nayan Ranjan Talukdar, of Vill- Congress Para, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur it is revealed that sometimes prior to 1968 or there, the property mentioned in my report on title originally belonged to one Mammatha Nath Sanyal, S/O- late Hriday Nath Sanyal, of Khadimpur who gifted 28 decimal of land in the above mentioned schedule to his son Sri Kalidas Sanyal, son of Manmatha Nath Sanyal of Khadimapur by way of a Registered deed of Gift vide no-6168 for the year 1968 dated 02.07.1968.

After execution of the said Gift deed and during the period of enjoyment Sri Kalidas Sanyal ded intestate on 05.09.2000 leaving behind his wife Smt Mara Sanyal, two sons namely Sri Mrinmoy Sanyal and Hiranmoy Sanyal and one daughter Smt Gouri Ray as his only legal heirs who inherited the entire property left by the deceased Kalidas Sanyal and subsequently Smt Mira Sanyal also died leaving behind the above named persons as her only legal heirs.

By the above way of inheritance Sri Mrinmoy Sanyal, Sri Hiranmoy Sanyal and Smt Gouri Sanyal became the owners of above schedule to property and enjoying the same with valid right, title interest and possession..


ARINDAM CHATTERJEE
Advocate
Balurghat Court
Balurghat, Dakshin Dinajpur
Enrolment No. WB-304/1998

15/1/2021

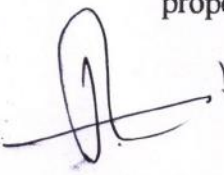
Ref. No. Thereafter during the period of enjoyment Sri Mrinmoy Sanyal, Sri Hiranmoy Sanyal and Smt Gourisanyal jointly sold and transferred their right, title, interest and possession over 20.601 Decimal of land in the above mentioned schedule of property to Sri Puspendu Talukdar, Son of Nayan Ranjan Talukdar, Sri Surajit Bhattacharjee, S/O- late Ranjit Bhattacharjee, both of Vill- Congress para, P.O. & P.S- Balurghat, Dist- Dakshin Dinajpur and Smt Shakuntala Agarwala, Wife of Sri Paban Kumar Agarwala, of Marawari Patty, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur by way of a Registered deed of Sale vide no 170204324 for the year 2019 dated 25.10.2021. And after purchase and during the course of enjoyment the above noted person prayed for recording their names in the present L.R. & R.O.R and after due enquiry the R.O. of Balurghat was pleased to directed to change the names in the L.R. & R.O.R. and the record was finally published in the name of Sri Puspendu Talukdar, Smt Shakuntala Agarwala and Sri Surajit Bhattacharjee vide L.R. Khatian Nos-10040, 10043 and 10042 without any objection. Since the date of Purchase Sri Puspendu Talukdar, Smt Shakuntala Agarwala and Sri Surajit Bhattacharjee are enjoying the property after paying taxes with valid title. Thus the chain of title from the original owners to Sri Puspendu Talukdar, Smt Shakuntala Agarwala and Sri Surajit Bhattacharjee is clear.

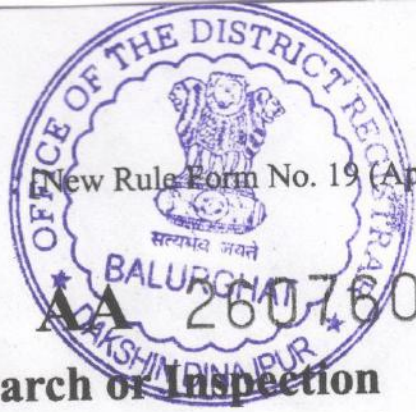
The present owners of the property have valid title and possession over the property and the property has got proper marketable value.

From the papers and documents it is revealed that for the purpose of construction of multistoried building at the said LAND , The Maharaja Udyog a partnership firm represented by its partner Sri Puspendu Talukdar, Sri Surajit Bhattacharjee and Smt Shakuntala Agarwala the developer herein, and has executed a Development Agreement with Owners of the present plot of land Sri Puspendu Talukdar, Sri Surajit Bhattacharjee, and Smt Shakuntala Agarwala, for better interest and benefits and for construction of a multistoried building over the plot of land (hereinafter referred to as the "Development Agreement") with the said owners for development and construction of a new Building at the said premises with various terms and conditions as set-forth in the said Development Agreement and the said development Agreement was registered in the office of Additional District Sub Registrar, Balurghat and recorded in Book No-I, Volume No-1702-2020, pages from 18891 to 18919, being no-170201269 for the year 2020 dated 20.03.2020.

2. I have made searches for encumbrances in respect of the above noted properties for 13 years in District Sub-Registrar Office at Balurghat and have found that the properties are not affected by any mortgage, charges, trust, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons or to any concern. It appears to me in the relative khatians that the classification of the properties are "Bastu".

3. I have made necessary enquiries from the respective authorities and I certify that the said property is not affected by any acquisition of the Panchayet or Municipality or any other


ARINDAM CHATTERJEE
Advocate
Balurghat Court
Balurghat, Dakshin Dinajpur
Enrolment No. WB-304/1998
15/11/2021



No. REGN AA 260760

Receipt for Fees Deposited for Search or Inspection

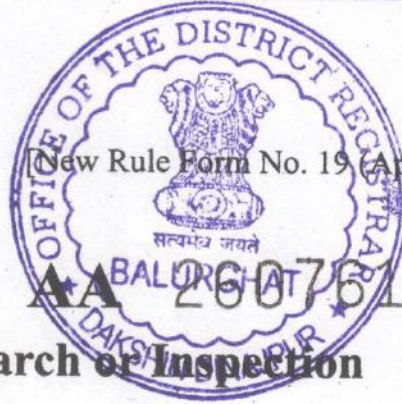
- 1. Serial Number of application 817/82
- 2. Date of application 15. 01. 21
- 3. Search for the year(s) 1995 to 2021
- 4. Name of office to which the record to be searched or inspected relates DR,
- 5. Name of person or property to be searched Puspendu Talukder.
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... I
- 8. From whom received Anindam Chatterjee (A/c)
- 9. Fees paid under Article —

F (1) (i)
F (1) (ii)
F (2)

Rs. 28/- only.

..... Registrar of

REGISTRAR AUTHORISED
U/S 7(2) OF ACT XVI OF 1908
DAKSHIN DINAJPUR, BALURGHAT



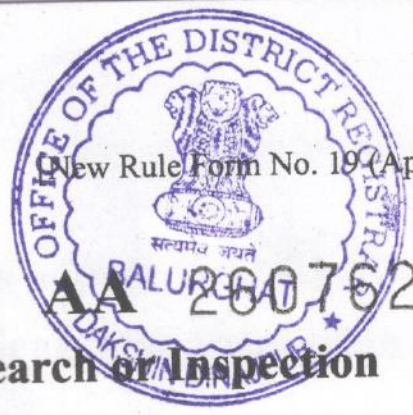
No. REGN **AA 260761**

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 818/83
- 2. Date of application 15. 01. 21
- 3. Search for the year(s) 1995 to 2021
- 4. Name of office to which the record to be searched or inspected relates Dsk
- 5. Name of person or property to be searched Surajit Bhattacharya
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 1
- 8. From whom received Anjan Chatterjee Adv.
- 9. Fees paid under Article —
 F (1) (i)
 F (1) (ii)
 F (2) 28/- only.

..... Registrar of

**REGISTRAR AUTHORISED
 U/S 7(2) OF ACT XVI OF 1978
 DAKSHIN DINAJPUR, BALURGHAT**



No. REGN AA 200762

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 819/24

2. Date of application 15.01.21

3. Search for the year(s) 1995 to 2021

4. Name of office to which the record to be searched or inspected relates DR

5. Name of person or property to be searched Sakuntala Aganala

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 1

8. From whom received Anandam Chatterjee Adv.

9. Fees paid under Article —

F (1) (i)

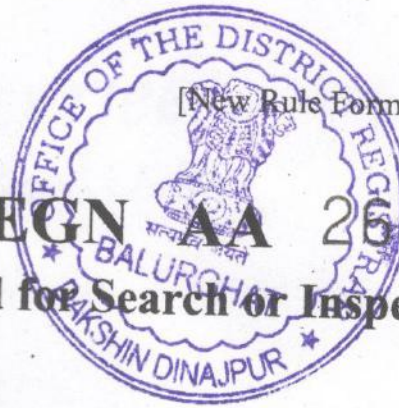
F (1) (ii)

F (2)

Rs. 28/- only.

..... Registrar of

REGISTRAR AUTHORISED
UIS 7(2) OF ACT XVI OF 1988
DAKSHIN DINAPUR, BALURGHAT



No. REGN AA 250763

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 820/85
- 2. Date of application 15. 01. 21
- 3. Search for the year(s) 1995 to 2021
- 4. Name of office to which the record to be searched or inspected relates DSK.
- 5. Name of person or property to be searched P.L. - Balurghat, Mr. Khadimpur, P.L. No, Kh. - 10040,
- 6. Nature of document 10043, 10042, Pt. 702
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II
- 8. From whom received Anandam Chatterjee Adv.
- 9. Fees paid under Article —
 F (1) (i)
 F (1) (ii)
 F (2) Rs. 200 only.

..... Registrar of
REGISTRAR AUTHORISED
U/S 7(2) OF ACT XVI OF 1988
DAKSHIN DINAJPUR, BALURGHAT

Arindam Chatterjee

B. Com (Hons) LL.B

ADVOCATE

CIVIL & CRIMINAL COURT

Balurghat & Buniadpur Court

Resi. Cum Chamber:

GIRISH BHAWAN

Congress Para, Sushil Ranjan Sarani.

Balurghat, Dakshin Dinajpur.

Ph. 257496 (R), 256314 (O)

Mobile : 9434207506/9563681011

e-mail : samrat_chat03@yahoo.co.in

arindam.adv71@gmail.com

Ref. No..... authority or by any scheme of alignment of the panchayet, Municipality or any other authority and I certify that all tax, rents and other public dues payable in respect of the property have been paid in full up to date. Date.....

4. By the deeds of sale vide no-170204324 for 2019, Sri. Puspendu Talukdar, Sri Surajit Bhattacharjee and Smt Shakuntala Agarwala, the owners herein have obtained a valid title over schedule of property.

5. That the property has been mutated in the name of Sri. Puspendu Talukdar, Sri Surajit Bhattacharjee and Smt Shakuntala Agarwala and they have got a separate khatians in their names.

6. I certify that Sri. Puspendu Talukdar, Sri Surajit Bhattacharjee and Smt Shakuntala Agarwala, have acquired a valid, clear and marketable title to the schedule of property by the aforesaid way of purchase and the properties are free from all sorts of encumbrances and the property is not mortgaged with any Bank or financial concern and as the applicants have good title and exclusive possession over the property.

7. That the properties are not affected by Urban Land (Ceiling and Regulation) Act, 1976.

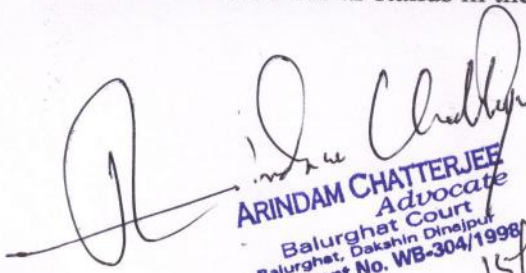
8. That it is also certified that the property is free from lispendens, so far my Court's searching is concerned.

9. Documents examined by me:

A. Original copy of title deed vide no-170204324 dated 25.10.2019 in the name Of Sri Puspendu Talukdar and others

B. Original copy of the Chain deed vide no-6168 for 1968, in the names of Sri Kalidas Sanyal.

C. Original Certified copy of L.R. Khatian vide no-10040 (stands in the name of Sri Puspendu Talukdar, L.R-10043 stands in the name of Smt Shakuntala Agarwala, and L.R-10042 stands in the name of Sri Surajit Bhattacharjee.


ARINDAM CHATTERJEE
Advocate
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Registration No. WB-304/1998
15/11/2021

Arindam Chatterjee

B. Com (Hons) LL.B

ADVOCATE

CIVIL & CRIMINAL COURT

Balurghat & Buniadpur Court

Resi. Cum Chamber:

GIRISH BHAWAN

Congress Para, Sushil Ranjan Sarani.

Balurghat, Dakshin Dinajpur.

Ph. 257496 (R), 256314 (O)

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arindam.adv71@gmail.com

Ref. No. Date

D. Original copy of Development Agreement executed between Sri Puspendu Talukdar and other and The Maharaja Udyog vide no-170204324 for 2020.

E. Original copy of Govt. Revenue receipts vide no-6231677 in the name of Sri Puspendu Talukdar, vide no-6231676 in the name of Sri Surajit Bhattacharjee and vide no-6231675 in the name of Smt Shakuntala Agarwala.

F. Proposed building Plan.

G. Legal heirs certificate of the deceased Kalidas Sanyal.

H. Partnership deed of The Maharaja Udyog executed between the partners dated 17.04.2015.

I. Up to date Municipal Tax receipts in respect of the Property.

J. Holding certificate issued by Balurghat Municipality vide no-149/1(19-20)/New in the name of Sri Puspendu Talukdar and others in respect of the property.

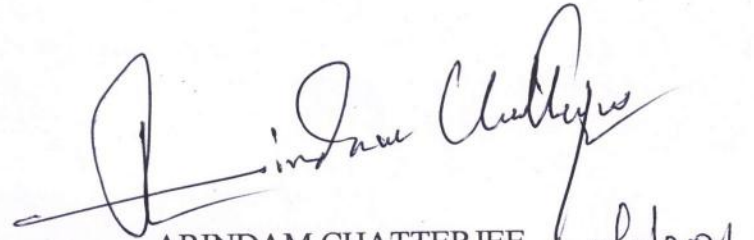
BOUNDED BY :

In North : Municipality Road and Kalimata Temple.

In South : Municipal Road

In East : Nema Roy and others.

In West : Municipal Road .


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