



*Smita Mukherjee*

ADVOCATE

16

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April 10, 2014

**TO WHOMSOEVER IT MAY CONCERN**

**Re : 67 Decimal of Land situated at Mouza Atghara,  
24 Parganas North**

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At the request of Shri Sushil Jhunjunwala of 829/A, Lake Town, Block A, Kolakata-700 089 , I have undertaken investigation of Title in respect of All that piece and parcel of land measuring an area of 67(sixty seven) decimal more or less comprised in C. S Khaitian No. 245, R .S Khatian 340 undewer C. S & R. S Dag No. 633 lying and situated at Mouza Atghara, J. L No. 10, R.S Dag No. 133, Hal Touzi No. 10, Paragna Kolikata, P. S Baguihati (formerly Rajarhat) Jurisdiction of A. D. S. R office Rajarhat Gopalpur Municipality, having Ward No. 9(formerly 6) in the District of 24 Paragnas.

For the purpose aforesaid, I was handed over a copy of Deed dated 26<sup>th</sup> July 1974 executed between Shri Santosh Kumar Dutta therein referred to as the Vendor and Md. Basiruddin Haque and Md. Sirajul Haque therein referred to as Purchaser and registered in the office of Registrar ,Alipore in Book no. 1, Volume 139 Pages 184 to 191 being Deed No. 5367 for the year 1974 as well as a copy of Deed dated 4<sup>th</sup> February 2013 executed between Md. Basiruddin Haque therein referred to as Vendor and Shri Anniruddha Neogy and Smt Mina Neogy therein referred to as the Purchaser and registered in the office of Additional District Sub Registrar in Book No. 1,



Volume 2, Pages from 11419 to 11432 being Deed no. 01350 for the year 2013.

**Devolution of Title:**

A) We had undertaken investigation at the following offices:

i) Registrar of Assurances, Kolkata:- Searches were made at Registrar of Assurances, Calcutta from the year 1983 to 2014 and no entry was found in the records .A copy of the receipt is attached.

ii) District Registrar, Alipore, Thereafter, search was made at District Registrar, Alipore when a Deed of sale has been executed in the year 1974 being Sale Deed no 5367.A copy of such deed had already been made available to us. A copy of receipt is attached. However, It is pertinent to mention that the Index pages were torn .Howsoever from the year 1989 to 2014, no entry was found in the record..

iii) District Registrar Barasat:- Searches were made at Registrar of Assurances, Calcutta from the year 1983 to 2014 and no entry was found in the records . However, I will like to place on record that the index in respect of year 1988 to 1998 were torn. A copy of the receipt is attached.

iv) Additional District Sub-Registrar, Bidhannagar:- Searches were made at Additional District Sub-Registrar, Bidhannagar from the year 1983 to 2008 and no entry was found in the records .A copy of the receipt is attached.



Thereafter from the year 2012 2014 the search for the said property was caused at Additional District Sub. Registrar, Rajarhat, the jurisdiction being transferred and that during that period of search, a deed of sale was executed vide Deed No. 01350 Vol. 2 page 11419 - 11432, in favour of Sri Aniruddha Neogy and Smt. Minu Neogy. A copy of such deed has already been made available to us.

B) Apart from the aforesaid searches, I have also caused searches to be made in the offices of:

i) Hon'ble High Court: - Upon causing search in the Hon'ble High Court Kolkata in the name of Md. Basiruddin Haque and Sirajul Haque from the year 1974 to 2014 and it has been found that no suit and /or any proceedings are pending in the name of the said searches. A copy of receipt is attached herewith.

ii) 1<sup>st</sup> Civil Judge, Senior Division, Barasat:-Searches were made in the name Bassiruddin Haque, Sirajul Haque as well as Annirudh Neogy, whether any Title Suit has been filed by or against these people in respect of or affecting the said property .A copy of receipt is attached herewith.

iii) 1<sup>st</sup> Civil Judge, Junior Division, Barasat,:- Searches were made in the name of Bassiruddin Haque, Sirajul Haque as well as Aniruddha Neogy, whether any Title Suit has been filed by or against these people in respect of or affecting the said property .A copy of receipt is attached herewith.

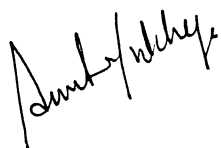
- C. In addition to the aforesaid I have also filed an application before The Special Land Acquisition Officer, Land Acquisition Department, District 24 Paragnas( North) for the purpose of knowing regarding the requisition or acquisition of the said Dag No, 633, Mouza ATGHARA, J. L 10, by the Government of West Bengal or Government of India or any other statutory body. I am yet to receive the reply with respect to such application.

However, upon unofficial inquiries it appears property is not acquired.

On the basis of the aforesaid, I have no hesitation to conclude that Md. Sirajul Haque, Shri Anniruddha Neogy and Smt. Minu Neogy are the owners of the aforesaid property subject to however that the original document of title not having been deposited for creating equitable mortgage and hence Original Documents ought to be inspected.

I have nothing further to add.

Regards,



(Smita Mukherjee)

Advocate

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN U 010290

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 10791  
Date of application..... 14-2-14  
Search for the year(s)..... 1985-2014  
Name of office to which the record to be searched or inspected relates.....  
Name of person or property to be searched..... ARBSE TSP B/nagar  
Nature of document..... M. Atghana  
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Kh- 340, Dag- 633  
From whom received..... M. Banerjee  
Fees paid under Article—

(i)

(ii)

Registrar of.....

S/M

No. REGN U 397502

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 9602
2. Date of application..... 13-2-14
3. Search for the year(s)..... 1973-14
4. Name of office to which the record to be searched or inspected relates..... D.R. - Alipura
5. Name of person or property to be searched..... M. - Alghara
6. Nature of document..... KH-340 D-633
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Sale  
II
8. From whom received..... M. Banerjee
9. Fees paid under Article— 30/—

F (1) (i)

F (1) (ii)

F (2)

Registrar of

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN U 250743

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 17043
- Date of application..... 13-2-14
- Search for the year(s)..... 1973-14
1. Name of office to which the record to be searched or inspected relates..... A. A. C. C.
5. Name of person or property to be searched..... D. Anand
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Atghara Kh - 340 Dg - 633
8. From whom received..... M. Banerjee
9. Fees paid under Article—
- F (1) (i) 30/-
- F (1) (ii)
- F (2)

Registrar of.....

S/M

Premises No. \_\_\_\_\_

Mouza Atghara

Khatian No. 340

Dag No. 633

- P.S. Bagmati  
Dist - (N) 24 P.S.

A.D.S.R - Bidhannagar Salt Lane city

1983

1984

1985

1986

1987

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009 - nil

2010 - nil

2011 - nil

2012 - nil

2013 → Sale Deed - 01350 vol-2 - Page - 11419 to 11432

A.D.S.R - Rajarkat

SL-NO - 01442/2013



Premises No. \_\_\_\_\_

Mouza Atghara

Khatian No. 340

Dag No. 633

P. S - Bagmati

1983

1984

1985

1986

1987

1988

1989

1990

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1992

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2004

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2006

2007

2008

2009

2010

2011

2012

2013

D. R - Alipore

1974 - Sale Deed 5367 Registered.

Index Page.  
Totally Tmr.

P/T  
nil

nil

nil

Premises No. \_\_\_\_\_

Mouza Atghara

P.S- Bagmati

Khatian No. 340

Dag No. 633

R. A - Calcutta

1983

1984

1985

1986

1987

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

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2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

P/T

nil

nil

nil

Premises No. \_\_\_\_\_

Mouza Atghora

Khatian No. 340

Dag No. 633

1983

1984

1985

1986

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2002

2003

2004

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2006

2007

2008

2009

2010

2011

2012

2013

D. R. Banasat

part torn

nil

nil

nil

up to