

Bibhas Kumar Ghosh,

Advocate, Calcutta High Court.

Chamber & Residence-

Golap Apartment,

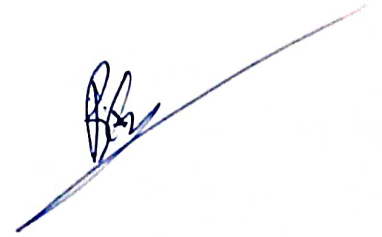
B-7, Raj Narayan park,

Kolkata- 700 154.

Dated 31.3.2024

TITLE INVESTIGATION REPORT

A searches have been conducted by me through Sri Biplab Baidya Ld Advocate , Alipore Criminal Court in the office of Additional District Sub Registrar at Sealdaha, District Registrar, South 24 Parganas at Alipore, District Sub Registrar at Alipore, for a period from 2013 to 2024 till date) of the properties, the details and description of which is given in Schedule –I herein and after verifying the relevant papers and documents as described in Schedule-II herein, it has been found that (1). Sri. Bholu Malik (PAN No.-GWLPM1420H) & (AADHAR No.5202 3189 0487) son of late Nandi Malik by Nationality Indian, by faith Hindu, by occupation Business, residing at 17, Chitkalikapur, Hederhat, Post Office –Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099, District- South 24 parganas (2).. Smt. Haridasi Biswas (PAN No.-DYGPB8343D) & (AADHAR No.-5997 5805 6330) daughter of Late Sattyak Mallick @ Sattwick Malik by Nationality India, by faith Hindu, by occupation House wife, residing at 17, Chitkalikapur, Hederhat, Post Office –Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099 District-South 24 parganas are the joint and absolute recorded owners of the property mentioned in Schedule-1 herein.



Some of the records in the concerned Registry Offices are found partly illegible and or damaged. So far records are available in the concerned offices and relying on the documents as supplied to me mentioned in schedule-II, no adverse entry have been found and no further sale and purchase transaction found during searches. I am of the opinion that (1). Sri. Bholu Malik (PAN No.-GWLPM1420H) & (AADHAR No.5202 3189 0487) son of late Nandi Malik by Nationality Indian, by faith Hindu, by occupation Business, residing at 17, Chitkalikapur, Hederhat, Post Office -Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099, (2). Smt. Haridasi Biswas (PAN No.-DYGPB8343D) & (AADHAR No.-5997 5805 6330) daughter of Late Sattyak Mallick @ Sattwick Malik by Nationality India, by faith Hindu, by occupation House wife, residing at 17, Chitkalikapur, Hederhat, Post Office -Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099 District-South 24 parganas are the joint and absolute recorded owners of the property mentioned in Schedule-1 herein and the said property is free from all encumbrances ,charges, liens ,lispendences, claims, demands, attachments, mortgages, vested whatsoever or howsoever in nature and the said property has got a clear and good marketable title.

The Schedule -I and Schedule-II are described hereunder and shall be treated as an integral part of the Title Investigation Report.

The original search receipt, the number of which are given below shall be treated as an integral part of the Title Investigation report.

Receipts Nos-

1. District Registrar, South 24 Parganas & A.D.S.R .Sealdaha Receipt No. BB -561354 dated 27.3.2024.



SCHEDULE -I**LAND/PROPERTY**

ALL THAT piece and parcel of Net Bastu land measuring an area about 09 Cottchs 00 Chittacks 32 Sq.ft, (excluding Road) equivalent to 604.979 Sq.Mt. more or less Together with a R.T. Shed measuring about 1300 sq ft, more or less standing thereon comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.- 217, L.R. Khatian No.-782, 783 & 784, R.S. & L.R. Dag No.- 390, Being **PREMISES No.- 1519, KALIKAPUR, Assesses No.31-109-06-6073-7** lying and situated within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099 Police Station Purba Jadavpur, Additional District Sub Registrar at Sealdah, in the District of South 24 parganas.

SCHEDULE-II**DEVOLUTION OF TITLE**

1. one Nandi Malik , Amulya Malik and Panti Malik all sons of late Fakir Chand Malik were the recorded owners of **ALL THAT** piece and parcel of Bastu land measuring about 16 Decimals, equivalent to 10 Cottacks more or more comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.
2. while seized and possessed of the aforesaid plot of land, the said Nandi Malik , Amulya Malik and Panti Malik by a Deed of Gift dated 31/07/1985 bequeathed, gifted, transferred **ALLTHAT** piece and parcel of Bastu Land measuring an area of 16 Decimal, more or less comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S



Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, in Favour of Bhola Malik and Sattyak Mallick @ Sattwick Malik against natural love and affection and the said Deed Of Conveyance was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No. 177, Being No.10586 for the year 1985.

3. By virtue of the aforesaid Deed of Gift dated 31.07.1985, Bhola Malik and Sattyak Mallick @ Sattwick Malik became the joint owners and jointly seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring about 16 Decimals, equivalent to 10 Cottacks more or more comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.
4. The said Sri Biswajit Malik and Smt. Haridashi Biswas by application of Hindu Succession Act, 1956 as amended up to date, have jointly inherited 50% of the undivided share of land of their father namely late Sattyak Mallick @ Sattwick Malik being **ALL THAT** piece and parcel of 50% share of the undivided bastu land measuring Net area about 04 Cottachs 08 Chittacks 16 sq ft, more or less comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217, R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.
5. The said Bhola Malik became the owner of remaining 50% of the undivided share of bastu land being **ALL THAT** piece and parcel of 50% of the undivided bastu land measuring Net area about 04 Cottachs 08 Chittacks 16 sq ft, more or less comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , R.S Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas.



6. During the course of searches it is observed that the said Sri Bhola Malik have mutated his name in the record of the concerned BL& LRO vide memo no.-18/Mut/2030/BLLRO/kol dated 14th October, 2020 in respect of 50% undivided share of Bastu land measuring about 7.47 decimals equivalent to 04 Cotatchs 08 Chittacks 16 sq ft, more or less (Net area excluding passage) comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , L.R. Khatian No.-782, R.S. & L.R. Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas and is paying taxes regularly.
7. During the course of searches it is observed that the said Sri Biswanath Malik have mutated his name in the record of the concerned BL& LRO vide memo no.-18/Mut/2029/BLLRO/kol dated 14th October, 2020 in respect of 25% undivided share of bastu land measuring about 3.74 decimals equivalent to 02 Cotatchs 04 Chittacks 08 sq ft, more or less (Net area excluding passage) comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , L.R. Khatian No.-784, R.S. & L.R. Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, District- of South 24 Parganas and is paying taxes regularly.
8. During the course of searches it is observed the said Biswajit Malik bachalor died intestate on 12th April,2022 vide death certificate dated 13.4.2022 issued by KMC
9. while seized and possessed of the aforesaid bastu lands the said Smt. Haridashi Biswas have mutated her name in the record of the concerned BL& LRO vide memo no.-18/Mut/2031/BLLRO/kol dated 14th October, 2020 in respect of 25% undivided share of bastu land measuring about 3.74 decimals equivalent to 02 Cotatchs 04 Chittacks 08 sq ft, more or less (Net area excluding passage) comprised under



Mouza- Kalikapur, J.L.No.- 20, Under R.S. Khatian No.-217 , L.R. Khatian No.-783, R.S. & L.R. Dag No.-390, within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099, Police Station- Purba Jadavpur, in the District- of South 24 Parganas and is paying taxes regularly.

10. while seized and possessed of the aforesaid undivided land , the Owners namely Sri Bhola Malik & Smt. Haridashi Biswas have mutated their respective names in the record of the Kolkata Municipal Corporation in respect of the aforesaid premises being **Premises No.- 1519, Kalikapur, Assesses No.-31-109-06-7063-7**, Kolkata- 700 099 and are paying taxes. **(KMC MUTATION)**.

11. The owners namely Sri Bhola Malik & Smt. Haridashi Bisswas are the joint owners and jointly seized and possessed of **ALL THAT** piece and parcel of Net Bastu land measuring an area about **09 Cotatchs 00 Chittacks 32 Sq.ft**, (excluding Road) equivalent to **604.979 Sq.Mt.** more or less Together with a R.T. Shed measuring about 1300 sq ft, more or less standing thereon comprised under Mouza- Kalikapur, J.L.No.- 20, Under R.S.Khatian No.-217, R.S Dag No.-390, Being **Premises No.-1519, Kalikapur, Assesses No.-31-109-06-7063-7** within the local limit of the Kolkata Municipal Corporation Ward No.-109, Kolkata- 700 099 Police Station- Purba Jadavpur, in the District of South 24 Parganas.

Considering and verifying the documents I am in the opinion that **(1). Sri. Bhola Malik (PAN No.-GWLPM1420H) & (AADHAR No.5202 3189 0487)** son of late Nandi Malik by Nationality Indian, by faith Hindu, by occupation Business, residing at 17, Chitkalikapur, Hederhat, Post Office –Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099, District- South 24 Parganas and **(2) Smt. Haridasi Biswas (PAN No.-DYGPB8343D) & (AADHAR No.- 5997 5805 6330)** daughter of Late Sattyak Mallick @ Sattwick Malik by Nationality India, by faith Hindu, by occupation House wife, residing at 17, Chitkalikapur, Hederhat, Post Office –Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099 District-South 24 parganas are the joint and



Absolute rightful recorded owners of the land/property as described and mentioned in Schedule-I and the said property is free from all encumbrances, charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.



(BIBHAS KUMAR GHOSH)

Advocate, Calcutta High Court

Regd No.WB/733/1995.

No. REGN O 577112

Receipt for Fees for Copy under Application for Inspection

No. Dated

Serial Number of application..... 20012

Date..... 28/3/24

Received from..... R. Dhanu

In account of copy of Deed No.....

Registered in Book No.....

Volume No..... Page.....

For the year-

of the 2013-24 office..... R

Amount of fee under Article..... 1512 Kolk/Kopur

G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets.....

147

Registrar of

