

Bibhas Kumar Ghosh

M.Com, LLB, (Advocate)

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Residence :

Golap Apartment

B-7 Rajnarayan Park,

Boral, Kolkata - 700 154

Chamber :

Grihalaxmi Apartment

1025, Chak Garia,

Kolkata - 700 094

Date 18.04.2023

TITLE INVESTIGATION REPORT

A search has been conducted by me in the office of Registrar of Assurances at Kolkata for a period of 13 years (from 2010-31st March, 2023), In the office of District Registrar, South 24 Parganas for a period of 13 years (from 2010 to 31st March, 2023) & and in the office of Additional District Sub Registrar at Sealdah for a period of 13 years (from 2010 to 31st March, 2023), in respect of the property the details and description of which is given in Schedule- I, herein and after verifying all the relevant papers and documents as described in Schedule- II, herein, it has been found that (1) Smt. Sumita Majumder (2) Smt.Sunita Ghosh (3) Smt.Dr. Suchita Bhowmik and (4) Sri Subir Ghose are the joint and absolute recorded owners & Jointly seized and possessed of the property mentioned in Schedule- I, herein.

Some of the records in the concerned Registry Offices are found partly illegible, torned and damaged. So far the records are available in the concerned Registry Offices and relying on the documents as supplied to me, mentioned in Schedule- II, herein, I am of the opinion that 1) Smt. Sumita Majumder (2) Smt.Sunita Ghosh (3) Smt.Dr. Suchita Bhowmik and (4) Sri Subir Ghose are the joint and absolute recorded owners & jointly seized and possessed of the property mentioned under Schedule -1, herein, is free from all encumbrances, charges, liens, lispences, claims, demands, attachments, mortgages, whatsoever and or howsoever in nature and the said property has got a clear, free and good marketable title.



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Receipts Nos-

R.A.Kolkata- 454518 dated 04.04.2023

District Registrar ,South 24 parganas & A.D.S.R.at Sealdaha- 226201 dated 31.03.2023 .

Original Receipts are annexed herewith which may be treated as an integral part of this report.

SCHEDULE- I

PROPERTY

ALL THAT piece and parcel of land measuring about 34 decimals equivalent to 20 Cottahs 09 Chittacks 15 Sq ft more or less , comprised under Mouza Chakgaria, J.L.No.26, R.S. & L.R. Dag No. 112, R.S. Khatian No.83 &84 corresponding to L.R.Khatian Nos. 334,335,336 337 TOGETHER WITH one R.T.structures standing thereat measuring about 200 sq ft more or less, Being **Municipal Premises No.1387, Chakgaria, Kolkata 700 094, Assesses No.31-109-03-1387-7**, lying and situated within the limit of the Kolkata Municipal Corporation under ward No.109 ,Police Station-Panchasayer , District- South 24 Parganas .

SCHEDULE-11

1. That during investigation it is found that the above named recorded Owners have mutated their respective names in the records of the B.L.& L.R.O ,ATM ,Kasba in respect of the aforesaid property and have obtained L.R. Khatian Nos. 337, 335, 336,334 respectively.
2. That during investigation it is found that the above named owners have mutated their respective names in the records of the Kolkata Municipal Corporation and have been allotted the said property as



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Premises No.1387, Chakgaria, Kolkata 700 094 under Assesses No.31-109-03-1387-7.

3. That during investigation it is found that the named Owners have obtained Conversion of the aforesaid land as Bastu vide conversion certificate issued by B.L.& L.R.O,ATM, Kasba.

During the course of investigation it was found that the above named Owners are the recorded owners and no further sale /purchase of the schedule property have been made during the course of investigation.

Considering ,relying and verifying the aforesaid papers and documents I am of the opinion that (1) Smt. Sumita Majumder (2) Smt.Sunita Ghosh (3) .Dr. Suchita Bhowmik and (4) Sri Subir Ghose are the joint and absolute recorded owners & jointly seized and possessed of the landed property mentioned under Schedule-1 and the said landed property is free from all encumbrances, charges, liens, lispences, claims, demands, attachments, mortgages, whatsoever and or howsoever in nature and the said property has got a clear, free and good marketable title.


(Bibhas Kumar Ghosh)

Advocate , Calcutta High Court

Regd No.WB/733/1995.

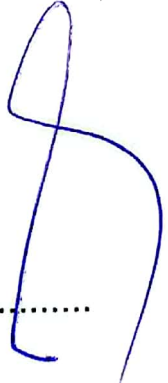
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1. Original Receipt No. 226201 dated 31.03.2023 .
2. Original Receipt No.454518 dated 04.04.2023

No. REGN BB 454518

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 26118
- 2. Date of application 4/4/23
- 3. Search for the year (s) 2020-23
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched T
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .. 1327 Chokganis
- 8. From whom received B. Gohra
- 9. Fees paid under Article —
 F (1) (i) 15/-
 F (2) (ii)
 F (2)

..... Registrar of 



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No. REGN BB 226201

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 10101

Date of application 31/3/23

Search for the year (s) 2010 - 23

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

DR + R Saldah

Name of person or property to be searched P- 387, Chakuria

Nature of document Kot- 94

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

From whom received B. Ghosh (Adv)

Fees paid under Article — 30/-

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



Registrar of

Forwarded to D.S.R./A.D.G.A.

for forwarding from 10

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for forwarding from 10

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