

Bibhas Kumar Ghosh

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B-7 Rajnarayan Park,

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1025, Chak Garia,

Kolkata - 700 094

dated- 19.6.2023

TITLE INVESTIGATION REPORT

A searches have been conducted by me through Sri Biplab Baidya, Ld Advocate , Alipore Criminal Court in the office of Additional Registrar of Assurances, Kolkata , Additional District Sub Registrar at Sealdaha, District Registrar, South 24 Parganas at Alipore, District Sub Registrar at Alipore, for a period from 2010 to 2023 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 Sri Manoj Kumar Shaw son of Sri Lal Chand Shaw, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 3,Hospital Street, Post Office- Princep street, Kolkata-700 072, Police Station- Bowbazar, District- Kolkata is the sole and absolute owner 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 Sri Manoj Kumar Shaw son of Sri Lal Chand Shaw of 3,Hospital Street, Post Office- Princep street, Kolkata-700 072. Police Station- Bowbazar. District- Kolkata , is the sole and absolute recorded owner of the property mentioned in Schedule-I 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 receipts, the numbers of which are given below shall be treated as an integral part of the Title Investigation report.

Receipts Nos-

1. Additional Registrar of Assurances ,Kolkata -Receipt No.-1901016876 dated 17.06.2023 & 190107089 dated 17.06.2023 .
2. District Registrar, South 24 Parganas & District Sub Registrar at Alipore-Receipt No. BB -200185/2023 dated 14.6.2023.
3. Office at Additional District Sub Registrar at Sealdaha-Receipt No- BB-202446 /2023 dated 14.6.2023.

SCHEDULE -I

LAND/PROPERTY

ALL THAT piece and parcel of Bastu land measuring about 05 Cottach 15 Chittack 25 sq ft more or less , comprised under Mouza Nayabad, J.L.No.25,R.S.No.03, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, Being **KMC Premises No.3581/1, Nayabad , Kolkata 700 099** under **Assesses No.31-109-08-9323-7** , lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, A D S R at Sealdah, Police Station- Purba Jadavpur, District - South 24 Parganas..

SCHEDULE-II

DEVOLUTION OF TITLE

1. One Bhola Nath Mondal,Habul Mondal, Kanai Lal Mondal were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** land measuring about 225 decimals, .comprising at Mouza Nayabad, J.L.No.25, R.S. No.3, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, P.S. Purba jadavpur (previously Tollygunge) in the District of South 24 Parganas.



2. The said Bhola Nath Mondal has sold, transferred, conveyed his share of land measuring about 75 decimals, more or less (out of the said land measuring about 225 decimals) to his brothers Habul Mondal & Kanai Lal Mondal by a deed of conveyance duly registered in the office of D.R.at Alipore and recorded in Book No.1, Volume No.28, pages from 13 to 15 Being No.0248 for the year 1979.
3. The said Habul Mondal & Kanai Lal Mondal became the absolute owners of the total land measuring about 225 decimals, more or less ,and while they were in peaceful possession and occupations of the said land ,the said Kanai Lal Mondal sold, conveyed, transferred land measuring about 16.05 decimals out of his share of land to his brother Habul Mondal by a deed of conveyance duly registered in the office of D.R.at Alipore and recorded in Book No.1, Volume No.34, pages from 53 to 55 ,Being No.1573 for the year 1982.
4. The said Kanail lal Mondal became absolute owner of land measuring about 96 ½ decimals, more or less by way of inheritance and purchase and while he was seized and possessed of the said property he died intestate leaving his three married daughters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Smt. Mamata Pramanick , four sons namely Sri Shymal Mondal,Parimal Mondal (since deceased) Sri Arun Mondal,Sri Amar Mondal and his wife Smt.Arati Mondal as his legal heirs and successors.
5. The said Smt. Niyati Mondal, Smt. Sabitri Sardar and Smt. Mamata Pramanick gifted their shares to their Brothers and Mother by way of a deed of gift duly registered in the office of D.R.at Alipore and recoded in Book No.1, being No.17166 for the year 1985.
6. The said Smt.Arati Mondal widow of late Kanai lal Mondal has sold, conveyed, transferred her share of land from the total land left by her Husband and the rest of the property devolved upon four sons namely Shyamal Mondal. Parimal Mondal, (since deceased) ,Arun Mondal, Amar Mondal.



7. The said Shyamal Mondal, Parimal Mondal ,Arun Mondal Amar Mondal divided 19 Cottach 05 Chittcks 10 sq ft more or less (out of 96 ½ decimals of land) made partition between them and have registered a partition deed which was duly registered in the office of D.R.at Alipore and recorded in Book No.1, Volume No.148, pages from 24 to 37, Being No.7094 for the year 1993 and by virtue of the said partition deed , the said Amar Mondal got the land measuring about 04 Cottach 11 Chittacks 40 sq ft and Parimal Mondal got land area measuring about 04 Cottch 11 Chittck 40 sq ft , both lands comprised under Mouza Nayabad, R.S.Khatian No.85, R.S.Dag No.183.
8. The said Parimal Mondal died intestate on 10.08.1993 as bachelor and the property left by him devolved upon his mother Smt. Arati Mondal as per Hindu succession Act ,1856 as amended up to date.
9. The said Amar Mondal mutated his name in the records of the Kolkata Municipal Corporation and the said property is known and numbered as Premises No.3061, Nayabad, Kolkata 700 099 vide Assesses No. 31-109-08-6112-1 and SmtArati Mondal also mutated her name in the records of the Kolkata Municipal Corporation and her property known and numbered as Premises No.3068, Naybad, Kolkata 700 099 vide Assesses No.31-109-08-6119-4.
10. The said Amar Mondal has sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 02 Cottach 02 Chittack 25 sq ft more or less, together with one R.T.Shed measuring about 100 sq ft, more or less standing thereat (out of total land measuring about 04 Cottach 11 Chittack 40 sq ft) of Premises No.3061, Nayabad, and Smt.Arati Mondal h sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 02 Cotatch 06 Chittack 15 sq ft together one R.T.Shed measuring about 100 sq ft standing thereat (out of total lad measuring about 04 Cottach 11 Chittack 40 sq ft) of Premises No.3068, Nayabad, Kolkata 700 099 and both land comprised under Mouza Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.dag no.85, lying and situate with in the local limit of the Kolkata Municipal Corporation under ward no.109, P.S- Purba jadavpur, District South 24 Parganas and the said Amar



Mondal and Smt. Arati Mondal jointly sold, transferred, and conveyed ALL THAT piece and parcel of land measuring about 04 Cottch 08 Chittack 40 sq ft more or less ,together with one R.T.shed measuring about 200 sq ft more or less standing thereat comprised under Mouza Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, P.S- Purba jadavpur, District South 24 parganas lying ad situate with in the local limit of the Kolkata Municipal Corporation under Ward no.109, being Premises No.3061, Nayabad & Premises No.3068, Nayabad, Kolkata 700 099 in favour of Sanjay Kumar Shaw & Manoj Kumar Shaw against a valuable consideration mentioned therein and the said deed of Deed of conveyance was duly registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No.3, pages from 5791 to 5807, Being No.05536 for the year 2008.

11. The said Amar Mondal and Smt.Arati Mondal have sold, transferred and conveyed ALL THAT land measuring about 03 Cottach 14 Chittack 10 sq ft more or less, together with one R.T.Shed measuring about 200 sq ft, more or less standing thereat comprised under Mouza Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag no.85, lying and situate with in the local limit of the Kolkata Municipal Corporation under ward no.109, Being Premises No.3061, Nayabad, ad premises no.3068, Naybad, P.S- Purba jadavpur, District South 24 Parganas in favour of Sanjay Kumar Shaw & Manoj Kumar Shaw against a valuable consideration mentioned therein and the said deed of Deed of conveyance was duly registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No.3, pages from 5636 to 5651, , Being No.05535 for the year 2008

12. That in terms of a partition deed Being No.7904 for the year 1993, the said Arun Mondal got land measuring about 04 Cottach 11 Chittack 40 sq ft comprised in Mouza Nayabad, J.L.No.25, R.s.Khatian No.85, R.S.Dag No.183 and mutated his name in the record of concerned BL&LRO vide Memo No.18/3185/MUT/ATM/04 dated 28th September, 2004.

13. The Arun Mondal died intestate on 15th july,2008 leaving behind his wife Smt. Mina Mondal and two children namely Subha Mondal and Manika Mondal as his legal heirs and successors.



14. The said Smt. Mina Mondal , mother of minor children Subha Mondal & Manika Mondal as natural guardian filed an application for granting permission to sale of minor portion in the schedule property before the Ld. District Judge at Alipore vide Act 32 ,case No.20 of 2009 and the Ld. District Judge Alipore granted permission to sale of minor portion in the schedule property on 23rd September, 2010.

15. The said Smt. Arati Mondal ,wife of late Kanai Lal Mondal, Smt.Mina Mondal, mother of Minor son Subha Mondal and minor daughter Manika Mondal seized and possessed of the property by way of inheritance left by Kanai lal Mondal, since deceased, as per Hindu Succession Act 1956 and they have in peaceful possession ,occupation ,enjoyment over the said property.

16. The said Arati Mondal and Smt Mina Mondal have sold transferred and conveyed **ALL THAT** land measuring 03 Cottach 08 Chittack together with a R.T.Structure measuring 100 sq ft more or less standing thereat (out of total land measuring about 04 Cotatch 11 Chittack 40 sq ft) comprising in Mouza Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police station -Purba jadavpur, District -South 24 Parganas including all easement rights & road connectivity of the property to and unto in favour of one Sri Biswajit Biswas by virtue of a deed of conveyance dated 27th May,2011 duly registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.1, CD Volume No.19, pages from 2788 to 2805, Being No.09461 for the year 2012.

17. The said Biswajit Biswas became the sole and absolute owner of the above mentioned land and paid taxes regularly to KMC under Premises no.3581, Nayabd, being Assesses No. 31-109-08-7289-1 and is in peaceful possession ,occupation ,enjoyment over the said property and the said property is free from all encumbrances.



18. The said Biswajit Biswas has sold, transferred, conveyed ALL THAT piece and parcel of bastu land measuring about 03 Cottach 08 Chittack together with one R.T.Structure measuring about 100 sq ft more or less, standing thereat, comprised under Mouza -Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, Being premises No.3581, Nayabad, Kolkata 700 099 within the Local limit of the Kolkata Municipal Corporation under Ward No.109, under Police Station- Purba jadavpur, District- South 24 Parganas in favour of Sri Sanjoy Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a deed of conveyance dated 29th August, 2014 against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the District Sub Registrar-III at Alipore and recorded in Book No.1, CD Volume No.16, pages from 6084 to 6102, Being No.06903 for the year 2014.

19. That the said Sri Sanjoy Kumr Shaw & Sri Manoj Kumar Shaw became the joint owners and jointly seized an possessed ALL THAT piece and parcel of Bastu land measuring about 11 Cottach 15 Chittack 05 sq ft more or less together with R.T.Structures measuring about 500 sq ft more or less standing thereat comprise under Mouza nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, Being premises No.3061,3068,3581, Nayabad, Kolkata 700 099 lying and situate within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Purba jadavpur, District South 24 parganas and while seized and possessed of the said lands, have mutated their respective names in the records of the Kolkata Municipal Corporation and also amalgamated the three premises into a single Premises which is known and numbered as Premises No. 3581, Nayabad under Assesses No.31-109-08-7289-1.

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20. That while seized and possessed of the said land the said Sri Sanjoy Kumar Shaw & Sri Manoj Kumar Shaw have partitioned their respective properties and by a Partition deed dated 14th December, 2014, demarcated their specific areas / shares in the joint property by metes and bounds and whereby the said Sri Sanjoy Kumar Shaw became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about 05 Cottach 15 Chittack 25 sq ft more or less , and the said Sri Manoj Kumar Shaw became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area about 05 Cottch 15 Chittack 25 sq ft more or less, both lands are comprised under Mouza-Nayabd, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No. 183, Being KMC Premises No.3581, Nayabad , Kolkata 700 099 under Assesses No.31-109-08-7289-1, under ward No.109, of the Kolkata Municipal Corporation A.D.S.R at Sealdah , Police Station- Purba Jadavpur, District -South 24 Parganas and the said partition deed was duly registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.1, CD Volume No.1630-2020, pages from 10114 to 10146, Being No.163000156 for the year 2020.

21. That by virtue of the said partition deed dated 14th December, 2014 ,the said Sri Manoj Kumar Shaw became the sole and absolute owner and solely and absolutely seized and possessed of **ALL THAT** piece and parcel of bastu land measuring about 05 Cottach 15 Chittack 25 sq ft more or less Together with one R.T.Strutures measuring about 250 sq ft more or less comprised under Mouza Nayabad, J.L.No.25,R.S.No.03, Touzi No.56, R.S.Khatian No. 85, R.S.Dag No.183, Being KMC Premises No.3581/1, Nayabad , Kolkata 700 099 under Assesses No.31-109-08-9323-7 , lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, A D S R at Sealdah, Police station- Purba jadavpur, District - South 24 Parganas.




During the course of inspection it is observed that the said Sri Manoj Kumar Shaw has mutated his name in the record of the Kolkata Municipal Corporation and has obtained Assesses No.31-109-08-9323-7 in respect of KMC Premises No.3581/1, Nayabad, Kolkata 700 099 and also has mutated his name in the record of the concerned BL&LRO vide Memo No.18/MUT/6317/BL&LRO/ ATM/KASBA /18 dated 12.11.2018 & Memo No.18/MUT/ 6316/BL& LRO/ATM/KASBA/18 dated 12.11.2018 & Memo No.18/MUT/6319/BL&LRO/ATM/KASBA/ 18 dated 12.11.2018. (BL&LRO & KMC MUTATION)

Further it is observed that the said Sri Manoj Kumar Shaw has converted the said land from Shali to Bastu vide conversion Certificate issued by the Block Land & Reforms Officer, Additional Thakurpukur Metiabruz vide Memo No. 17/1173/Con-Certificate/BL&LRO/ -S 24 Pargs /2020 dated 15.6.2020, Memo No.17/1174/Con-Certificate/BL&LRO/ S-24 Pargs/2020/ dated 15.6.2020 & Memo No.17/1176/Con-Certificate/BL&LRO/S-24 pargs /2020 dated 15.6.2020. (CONVERSION) .

During searches, it is found that no further sale /purchase has been made in respect of the said property and Sri Manoj Kumar Shaw presently is the sole and absolute owner of the property as mentioned in the Schedule-I herein above.

Considering and verifying the aforesaid papers and documents ,I am of the opinion that Sri Monoj Kumar Shaw is the sole, absolute and rightful recorded owner of the land/property as described and mentioned in Schedule-I and the said property is free from all encumbrances, charges, liens, lispences , 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.

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 14-06-2023

Serial No of Application	1901016876/2023	Search No	1901016876/2023
Search for the Years	From 2010 To 2023	Record Available	From 01/01/2002 onwards
Name of Person to be Searched	First Name : Manoj kumar Last Name : Shaw, First Name (Father/Mother/Husband/Company): Lalchand, Last Name (Father/Mother/Husband/Company): Shaw		
From whom Received	B Baidya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 13 /-	

Search Result: No Record Found



(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2023

Serial No of Application	1901017089/2023	Search No	1901017089/2023
Search for the Years	From 2010 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 358/1, Road: Nayabad		
From whom Received	B B		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 13 /-	

Search Result: No Record Found



(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

No. REGN BB 200185

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 16685

Date of application 14/6/23

Search for the year (s) 2010-23

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

DRP Sealalah

Name of person or property to be searched M- Nayabad

Nature of document KH- 85 R/S D-183

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

From whom received B. Baidya (Adv)

Fees paid under Article — 34/-

- (i)
- (ii)



No. REGN BB 202446

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 16746
- 2. Date of application 14/6/23
- 3. Search for the year (s) 2010 - 2023
- 4. Name of office to which the record to be searched or inspected relates
DR T Sealadah
- 5. Name of person or property to be searched Manoj Kr. Show
- 6. Nature of document Sh Lalchand Show
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
- 8. From whom received B. Baidya (Adv)
- 9. Fees paid under Article —
 F (1) (i) 30/-
 F (2) (ii)
 (2)



..... Registrar of