

Bibhas Kumar Ghosh,

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Dated 01.04.2024

TITLE INVESTIGATION REPORT

A searches have been conducted by me through Sri R.Dhar 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 2013-2024 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 Sri BISWANATH MALIK (PAN-DCRPM6473D) & (AADHAAR NO. 3058 7901 0407)son of Late Lalu Malik,residing at 522, Kalikapur, Chit Kalikapur, P.O.- Mukundapur, Police Station- PurbaJadavpur, Kolkata 700 099, District South 24 Parganas is the sole absolute recorded 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 BISWANATH MALIK (PAN-DCRPM6473D) & (AADHAAR NO. 3058 7901 0407) son of Late Lalu Malik, residing at residing at 522, Kalikapur, Chit Kalikapur, P.O.- Mukundapur, Police Station- Purba Jadavpur, Kolkata 700 099, District South 24 Parganas is absolute recorded owner of the property mentioned in Schedule-1 herein and the said property is free from all encumbrances ,charges, liens ,ispences, 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 & District Sub Registrar at Alipore-S.R.Sealdaha
-Receipt No. BB -561357 dated 27.3.2024.
2. Fees for Copy under application for inspection –Receipt No.O 577109.

SCHEDULE –I

LAND/PROPERTY

ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 08sqft more or less Together with one R.T.Structures measuring about 100 sq ft, more or less , comprised under Mouza-Kalikapur, J.L.No.-20, R.S.No.-02 , Touzi No.-3, 5 &12, R.S.Dag No.-383, R.S.Khatian No.-211, Being Premises No. 522/1, Kalikapur , Kolkata-700 099 , under Assesses No. 31-109-06-7399-7 within the local limit of the Kolkata Municipal Corporation ward No.109, under Police Station Purba jadavpur, District South 24 Parganas.

SCHEDULE-II

DEVOLUTION OF TITLE

1. By virtue of a Bengali Bikray Kobala dated 31.10.1972, one Smt. Sandhya Rani Malik wife of Sri. Lalu Malik purchased ALL THAT piece and parcel of land measuring about 20 Cottachs equivalent to 33 decimals, more or less comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 - 5 &12, under R.S. Dag No. 383, under R.S. Khatian No. 211, Together with one R.T. Shed measuring about 100 sq ft ,more or less, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas from one BihariLal Mondal son of Late Ganesh Chandra Mondal against a valuable consideration mentioned therein and the said Bikray Kobala was duly registered in the office of Additional District Registrar at Alipore and recorded in Book No.1, Volume No.90, Pages from 214 to 217, Being No. 4592 for the year
2. By virtue of aforesaid purchase the said Smt. Sandhya Rani Malik became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 20 Cottachs equivalent to 33 decimals, more or less comprised under Mouza- Kalikapur, J.L.No.20,



R.S.No.02, Touzi No.3 - 5 &12, under R.S. Dag No. 383, under R.S. Khatian No. 211, Together with one R.T. Shed measuring about 100 sq ft ,more or less lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas.

3. while seized and possessed of the aforesaid property, the said Smt. Sandhya Rani Malik has mutated her name in the record of the Kolkata Municipal Corporation in respect of the said premises being Premises No. 522, Kalikapur, Kolkata-700 099 and obtained Assesses No.31-109-06-0522-0 and paying rents & taxes regularly.
4. During inspection it is observed that the said Smt. Sandhya Rani Malik alias Sandhya Malik wife of Late Lalu Malik died intestate on 30/07/2015 and her husband Lalu Malik was predeceased leaving behind them their two sons namely 1) Sri. Jadav Malik alias Sri. Jadab Malik 2) Sri. Biswananth Malik and two married daughters namely 1) Smt. Dasi Pramanik and 2) Smt. Namita Patra who have inherited the aforesaid property left by their mother Smt. Sandhya Rani Malik alias Sandhya Malik, since deceased, by application of the Hindu Succession Act, 1956 as amended up to date each having 1/4th Undivided shares.
5. It is further observed that by such inheritance the said 1) Sri. Jadav Malik alias Sri. Jadab Malik (2) Sri. Biswanath Malik (3) Smt. Dasi Pramanik and (4) Smt. Namita Patra became the joint owners and jointly seized and possessed of ALL THAT piece and parcel of undivided land measuring about 20 Cottachs equivalent to 33 decimals, more or less comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 ,5 & 12, under R.S. Dag No.383, under R.S. Khatian No.211, Together with one R.T. Shed measuring about 100 sq ft, more or less TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances heditaments , Being Premises No. 522, Kalikapur, Assesses No.31-109-06-0522-0, Kolkata-700 099 , lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas
6. It is further observed that by a deed of gift dated 15th December, 2023, the said Biswanath Malik , Smt.Dasi Pramanaik and Smt. Namita Patra granted , gifted briquetted relinquished transferred ALL THAT piece and parcel of an area measuring about 02 Cottachs 05 Chittacks 27 sq ft more or less., comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, R.S.Dag No.383, R.S.Khatian No.211, being Premises No.522, Kalikapur, P.S- Purba jadavpur, District- South 24 parganas, in favour of Jadav Mailk against natural love and affection and the said deed of gift was duly registered in the office of District Sub Registrar-II and recorded in Book No.1, Volume No.1602-2023, pages from 648763 to 648784, Being No.160217792 for the year 2023
7. It is further observed that by a deed of gift dated 15th December, 2023, the said Jadav Malik , Smt.Dasi Pramanaik and Smt. Namita Patra have granted, gifted briquetted, relinquished, transferred ALL THAT piece and parcel of an area measuring about 02

- Cottachs 05 Chittacks 28.5 sq ft more or less., comprised under Mouza- Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, R.S.Dag No.383, R.S.Khatian No.211, being Premises No.522, Kalikapur, P.S- Purba Jadavpur, District- South 24 parganas, in favour of Biswanath Mallk against natural love and affection and the said deed of gift was duly registered in the office of District Sub Registrar-II and recorded in Book No.1, Volume No.1602-2023,pages from 648661 to 648682, Being No.160217796 for the year 2023.
8. It is further observed that by a deed of gift dated 15th December, 2023, the said Jadav Malik , Smt.Dasi Pramanalk and Smt. Namita Patra have granted , gifted ,briquetted, relinquished, transferred ALL THAT piece and parcel of land measuring an area about 02 Cottachs 05 Chittacks 28.5 sq ft more or less., comprised under Mouza- Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, R.S.Dag No.383, R.S.Khatian No.211, bein Premises No.522, Kalikapur, P.S- Purba Jadavpur, District- South 24 parganas, in favour of Biswanath Mailk against natural love and affection and the said deed of gift was duly registered in the office of District Sub Registrar-II and recorded in Book No.1, Volume No.1602-2023,pages from 648785 to 648806, Being No.160217793 for the year 2023.
 9. It is observed that by a deed of gift dated 15th December, 2023, the said Smt.Dasi Pramanalk and Smt. Namita Patra have granted, gifted, briquetted, relinquished , transferred ALL THAT piece and parcel of land measuring an area about 03 Cottachs 11 Chittacks 31.5 sq ft more or less., comprised under Mouza- Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, R.S.Dag No.383, R.S.Khatian No.211, being Premises No.522, Kalikapur, P.S- Purba Jadavpur, District- South 24 parganas, in favour of Jadav Malik & Biswanath Mailk against natural love and affection and the said deed of gift was duly registered in the office of District Sub Registrar-II and recorded in Book No.1, Volume No.1602-2023,pages from 648807 to 648828, Being No.160217794 for the year 2023.
 10. It is further observed that by a Deed of Gift dated 15th December, 2023 the said 1) Sri. Jadav Malik alias Sri. Jadab Malik (2) Smt. Dasi Pramanik and (3) Smt. Namita Patra have gifted, bequeathed, relinquished ,transferred ALL THAT piece and parcel of 3/4th undivided share of Bastu land measuring an area about 02 Cottachs 05 Chittacks 28.5 Sq.Ft. more or less (out of the their land holding measuring about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less)TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances , here dlitaments , lying and situate at Mouza comprised under Mouza- Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522, Kalikapur, Assesses No.31-109-06-0522-0, Kolkata—700 099, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas in favour of Sri. Biswanath Malik son of Late lalalu Malik in consideration of natural love and affection they have towards Sri. Biswanath Malik and the said Deed of Gift was duly registered in the Office of District



Sub Registrar-II at Alipore and recorded in Book No.1, Volume No.1602-2023, Pages from 648661 to 648682, Being No.160217796 for the year 2023.

11. It is further observed that by virtue of the aforesaid Deed of Gifts and also by inheritance, the said Biswanath Malik son of Late lalul Malik became the sole and absolute owner and solely and absolutely seized and possessed of ALL THAT piece and parcel of Bastu land measuring an area about 03 Cottachs 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances, hereditaments, lying and situate at Mouza comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522/1, Kalikapur, Assesses No31-109-06-7399-7, Kolkata—700 099, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas.
12. During the course of inspection it is observed that the said Sri Biswanath Malik has mutated his name in the record of the Kolkata Municipal Corporation in respect of the said Premises 522/1, Kalikapur, Kolkata 700 099 and has obtained Assessee No.31-109-06-7399-7 and paying taxes regularly.

Considering and verifying the aforesaid papers and documents, I am of the opinion that that Sri BISWANATH MALIK (PAN-DCRPM6473D) &(AADHAAR NO. 3058 7901 0407)son of Late Lalul Malik, residing at residing at 522, Kalikapur, Chit Kalikapur, P.O.- Mukundapur, Police Station- PurbaJadavpur, Kolkata 700 099, District South 24 Parganas is the absolute 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

RegdNo.WB/733/1995.

01/4/2024

No. REGN BB 561357

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 8957

Date of application 27-3-24

Search for the year (s) 2013-24

Name of office to which the record to be searched or inspected relates DRT SR, Sealdah

Name of person or property to be searched Pr-522/1, Kali Kaper

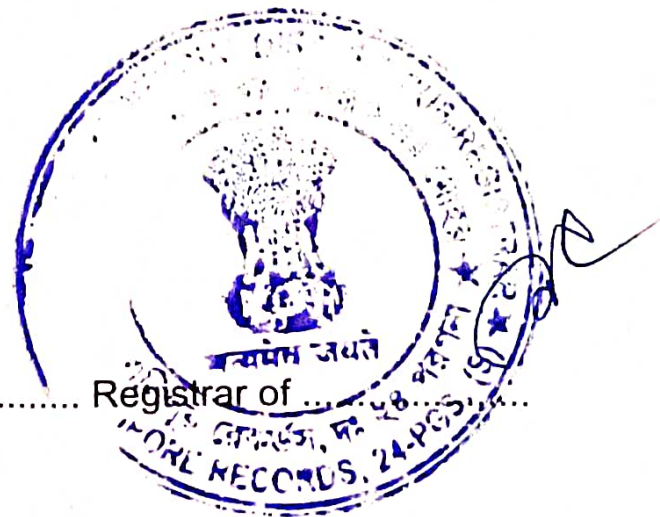
Nature of document

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 11

From whom received R. Dhar

Fees paid under Article — 26/-

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



Registrar of

308108

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... D.S.R. / A.D.S.R. M. Alibasc
2013 to 2024
27-3-2024.

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... D.S.R. / A.D.S.R. Sealdah
2013 to 2024
27-3-2024.



No. REGN O 577109

Receipt for Fees for Copy under Application for Inspection

No. Dated

Serial Number of application..... 21604

Date..... 28/3/17

Received from..... R Dhru

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

Registered in Book No.....

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

For the year.....

At the office..... 7-13-14

Copying fee under Article..... 522/1 Kalyanapur

G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

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

Registrar of..... 14

