

# *Bibhas Kumar Ghosh,*

*Advocate, Calcutta High Court.*

*Chamber & Residence-*

*Golap Apartment,*

*B-7, Raj Narayan park,*

*Kolkata- 700 154.*

Dated 28.03.2024

## TITLE INVESTIGATION REPORT

A searches have been conducted by me through Sri R. Dhar, 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 2009 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 **Smt. GOURI SEAL (PAN-GATPS1277L) & (AADHAR NO. 4664 0508 6323)** wife of Sri Swapan Kumar Seal, residing at 6C/24, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, District South 24 Parganas is the sole and 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 Smt. GOURI SEAL (PAN-GATPS1277L) & (AADHAR NO. 4664 0508 6323) wife of Sri Swapan Kumar Seal, residing at 6C/24, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, District South 24 Parganas is the sole and absolute recorded owner 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& District Sub Registrar at Alipore-  
Receipt No. BB -561356 dated 27.03.2024.
2. Office at Additional District Sub Registrar at Sealdaha-Receipt No- BB -  
561356 dated 27.03.2024

### **SCHEDULE -I**

#### **LAND/PROPERTY**

**ALL THAT** piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sqft more or less, together with one R.T.Structures measuring about 100 sqft, more or less , comprised under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, **Being Premises No. 2017, Mukundapur , Kolkata- 700 099 , under Assesses No. 31-109-07-8301-8**under Police Station Purbajadavpur, within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas.

**SCHEDULE-II****DEVOLUTION OF TITLE**

1. By virtue of a Bengali Bikray Kobala dated 16<sup>th</sup> November, 1987 one Sri Swapan Kumar Seal have purchased **ALL THAT** piece and parcel of land measuring about 04 (four) cottachs while sized and possessed of the aforesaid land , on actual measurement excluding of road areas, the land area ascertained as **ALL THAT** piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sqft more or less comprised under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25 from Sri Hari Bilash Paul Das against a valuable consideration mentioned therein 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.338, pages from 26 to 38 Being No.16154 for the year 1987.
2. By virtue of Deed of gift dated 30<sup>th</sup> June, 2022 one Swapan Kumar Seal gifted bequeathed transferred conveyed **ALL THAT** piece and parcel of land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sqft more or less, comprised under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.- 25. mentioned therein and the said deed of gift was duly registered in the office of D.S.R.-V, and recorded in Book No.-I, Volume No.1630-2022, Pages from-137741 to 137756, Being No.-163003465 for the year 2022.
3. By virtue of the aforesaid Deed of gift the said Smt. Gouri Seal became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sqft more or less comprised under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.- 25 under Police Station Purbajadavpur within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 parganas.



During the course of inspection it is observed the said Smt. Gouri Seal mutated her name in the record of the Kolkata Municipal Corporation in respect of **Premises No.2017, Mukundapur, under Assesses No. 31-109-07-8301-8** and paying taxes regularly(**KMC MUTATION**).

Considering and verifying the aforesaid papers and documents ,I am of the opinion that **Smt. GOURI SEAL (PAN-GATPS1277L) & (AADHAR NO. 4664 0508 6323)** wife of Sri Swapan kumar Seal residing at 6C/24, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, District South 24 Parganas is the sole 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, 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**

**RegdNo.WB/733/1995.**

No. REGN BB 561356

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 2956  
 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 .....  
 DP + S.R. Sealbar  
 Name of person or property to be searched .....  
 In-2017 Mukundam  
 Nature of document .....  
 Particulars of record to be inspected (year, number, book, volume and page in  
 the case of registered document) .....  
 From whom received .....  
 R. Dhar  
 Fees paid under Article — 26/-

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



Registrar of Records, West Bengal

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1000 D.S.R. A.D.S.R. III Alipore

2013 .. 2024

✓  
27-3-2024.

1000 D.S.R. A.D.S.R. Sealdah.

2013 .. 2024

✓  
27-3-2024.

No. REGN O 577111

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 21010

Date..... 28/3/24

Received from..... R. Dhara

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

Registered in Book No.....

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

For the year-

of the 2023-24 office..... R

Copying fee under Article 2072 Mukundapur

G (a).....

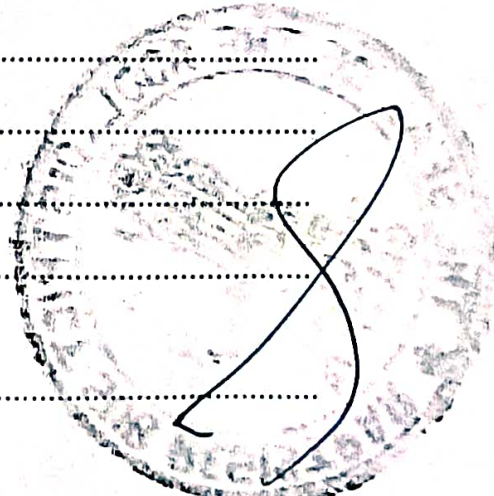
G (b).....

Copying for preparing map or plan.....

Map paper (value).....

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

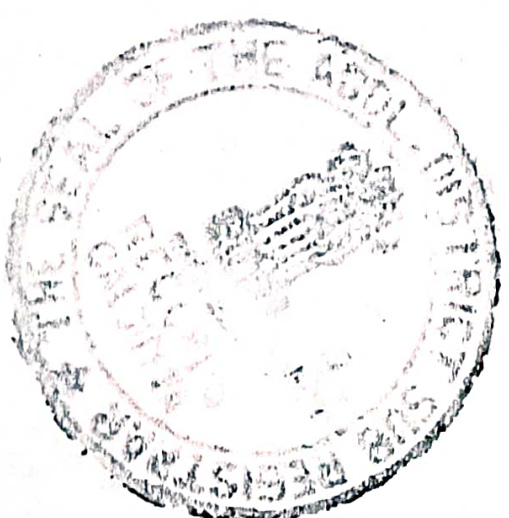
147 Registrar of



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11/18  
2013/12/11  
8/10/11

218-2110  
10/10/10 10/10/10



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