

Bibhas Kumar Ghosh

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Grihalaxmi Apartment

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Dated 10.11.2023

TITLE INVESTIGATION REPORT

A searches have been conducted by me through Sri S. Sanyal 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 2009 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 Smt. Shibani Dey Guha alias Shibani Guha (PAN-APHPG5517Q) &(AADHAR No. 7011 5538 0483), wife of Sri Sanjay Guha, residing at 22, Ramlal Dey Street, Dumdum Cantonment, Kolkata- 700 028, Post Office- Dum Dum, Police Station- Dum Dum, District North 24 Parganas and Smt. Swapna Dey Das alias Swapan Dey (PAN-ASEPD9779M) & (AADHAR No. 9762 2181 9849) wife of Sri Pankaj Das, residing at Badamtala (Ward No. 15) , Near Seba Sangha Club, Uttar Habra, Habra- 743 263, Post Office- Habra, Police Station- Habra, District North 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 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. Shibani Dey Guha alias Shibani Guha (PAN-APHPG5517Q) &(AADHAR No. 7011 5538 0483), wife of Sri Sanjay Guha, residing at 22, Ramlal Dey Street, Dum Dum Cantonment, Kolkata- 700 028, Post Office- Dum Dum, Police station- Dum Dum, District North 24 Parganas and Smt. Swapna Dey Das alias Swapna Dey (PAN-ASEPD9779M) & (AADHAR No. 9762 2181 9849), wife of Sri Pankaj Das, residing at Badamtala (Ward No. 15) , Near Seba Sangha Club, Uttar Habra, Habra- 743 263, Post Office- Habra, Police Station- Habra, District North 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 ,lispences, 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 -111138 dated 10.11.2023.
2. Office at Additional District Sub Registrar at Sealdaha-Receipt No- BB- 111138 dated 10.11.2023.



SCHEDULE -I**LAND/PROPERTY**

ALL THAT piece and parcel of Bastu land measuring about 10 (Ten) Cottachs together with one R.T.Structures measuring about 100 sq ft, more or less , comprised under Mouza- Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S. Khatian No. 94, **Being Premises No. 2349, Nayabad , Kolkata- 700 099, under Assesses No. 31-109-08-2349-1,** under Police Station Panchasayer(viously Purba Jadavpur) 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 13th January, 1982 one Smt. Dipali Dey purchased **ALL THAT** piece and parcel of land measuring about 05 (Five) Cottachs, more or less, comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S. Dag No. 144, R.S.Khatian No. 94 from one Sri Kadan Mondal and others against a valuable consideration mentioned therein and the said Bikray Kobola was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.15, pages from 238 to 245 Being No.0270 for the year 1982.



2. By virtue of another Bengal Bikray Kobala dated 13th January, 1982 one Smt. Shanti Sinha purchased **ALL THAT** piece and parcel of land measuring about 05 (Five) Cottachs more or less, comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 from one Sri Kadan Mondal and others against a valuable consideration mentioned therein and the said Bikray Kobala was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.15, pages from 210 to 219, Being No.0267 for the year 1982.
3. By virtue of a Bengali Deed of Conveyance dated 15th January, 1982 one Smt Dipali Dey purchased **ALL THAT** piece and parcel of land measuring about 05 (Five) Cottachs, more or less, comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 from the said Smt. Shanti Sinha 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.22, pages from 17 to 22 , Being No.0345 for the year 1982.
4. By virtue of the aforesaid Bengali brikray kobalas the said Smt. Dipali Dey became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about 10 (Ten) Cottachs, more or less, comprised



under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 , lying and situate within the limit of the Kolkata Municipal Corporation ward no.109, Police Station- Panchasayar (previously Purba Jadavpur) , District South 24 parganas.

5. The said Smt. Dipali Dey died intestate on 29th May, 1984 leaving behind her husband Gopi Nath Dey , Two daughters namely Smt. Shibani Dey Guha and Smt. Swapna Dey Das as her legal heirs and successors.
6. The said Gopi Nath Dey died intestate on 3rd December, 2000, leaving behind his two daughters namely Smt. Shibani Dey Guha and Smt. Swapna Dey Das as his legal heirs and successors.
7. By application of Hindu Succession Act, 1956 as amended up to date, the said Smt. Shibani Dey Guha and Smt. Swapna Dey Das jointly inherited the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 10 (Ten) Cottachs, more or less, comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94, lying and situate within the limit of the Kolkata Municipal Corporation ward no.109, Police Station- Panchasayar (previously Purba Jadavpur) , District South 24 Parganas.

During the course of inspection it is observed the said Smt. Shibani Dey Guha and Smt. Swapna Dey Das have mutated their respective names in the records of the concerned BL & LRO vide Mutation case No.367/19 dated 20.09.2019 & vide Mutation case No.366/19 dated 20.09.2019 in respect of **ALL THAT**



piece and parcel of the said Bastu land measuring about 10 (Ten) Cottachs, more or less, comprised under Mouza -Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94, together with one R.T. structures measuring about 100 sq ft, more or less , being **Premises No. 2349, Nayabad, Kolkata - 700 099** ,lying and situate within the limit of the Kolkata Municipal Corporation ward no.109, Police Station- Panchasayar (previously Purba Jadavpur), District South 24 Parganas and are paying taxes regularly.

During the course of searches, it was observed that the said Smt. Shibani Dey Guha and Smt. Swapna Dey Das have mutated their respective names in the records of the Kolkata Municipal Corporation and have obtained **Assesses No.31-109-08-2349-1** in respect of **Premises No.2349, Nayabad, Kolkata- 700 099** , Police Station- Panchsayar (previously Purba Jadavpur) and paying taxes regularly.

Further during the course of searches, it was observed that the above named Owners have also converted their aforesaid lands from Shali to Bastu and have obtained Conversion Certificate issued by the Block Land & Land Reforms Officer, Additional Thakurpukur, Metiabruz vide Certificate Memo No.17/1978/Con- certificate /BLLRO/S-24 Pgs/KOL/2020 dated 12.10.2020 and vide Certificate Memo No.17/1977/Con-certificate/BLLRO/S-24Pgs/KOL/2020, dated 12.10.2020.



Further it was observed that the above named owners have obtained "No Objection Certificate" from the Office of Competent Authority(ULC & SDO, Alipore) South 24 Parganas ,regarding ULC Clearances in respect of the said premises vide Memo No.2457/ULC/Alipore/2021 dated 05.10.2021.

Considering and verifying the aforesaid papers and documents ,I am of the opinion that **(1) Smt. Shibani Dey Guha alias Shibani Guha (PAN-APHPG5517Q) &(AADHAR No. 7011 5538 0483)**, wife of Sri Sanjay Guha, residing at 22, Ramlal Dey Street, Dumdum Cantonment, Kolkata- 700 028, Post Office- Dum Dum, Police station- Dum Dum, District North 24 Parganas, and **2) Smt. Swapna Dey Das alias Smt. Swapna Dey (PAN-ASEPD9779M) & (AADHAR No. 9762 2181 9849)**, wife of Sri Pankaj Das residing at Badamtala (Ward No. 15) , Near Seba Sangha Club, Uttar Habra, Habra- 743 263, Post Office- Habra, Police Station- Habra, District North 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, 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.

No. REGN BB 111138

Receipt for Fees Deposited for Search or Inspection

Number of application..... 30038

Date of application 10/11/23

Year for the year (s) 2009 - 23

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

DR + SR Sealdah

Name of person or property to be searched Pre - 2349 Nayabad

Serial number of document K - 99

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

Name of person in whom received S. Sanyal (Adv)

Amount paid under Article — 32/-

i)



..... Registrar of

Forwarded to D.S.P. III Alipore.

For 2009 to 2023

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10-11-2023.

Forwarded to ~~D.S.P.~~ A.D.S.R. Sealdah.

For 2009 to 2023.

✓
10-11-2023.

