

BIBHAS KUMAR GHOSH, M.COM, LL.B

**ADVOCATE , CALCUTTA HIGH COURT
CHAMBER & RESIDENCE- GOLAP APARTMENT,
B-7, RAJNARAYAN PARK,
BORAL, KOLKATA 700154
MOBILE NO. 98311 36444**

date-28.5.2024

TITLE INVESTIGATION REPORT

A search has been conducted by me in the office of Additional District Sub Registrar at Mal, Jalpaiguri from 2010 to 2024 of the property the details and description of which is given in Schedule-I herein and after verifying relevant papers, records and documents as described in Schedule-II herein ,it has been found that Megacity Services Private Limited (MAPL) of 70, Lake East Santoshpur, Kolkata 700 075, Police Station- Survey Park, District- South 24 parganas is the lawful recorded owner of the land mentioned in Schedule-I written herein under.

So far the records are available in the concerned Registry office and relying on the documents as supplied to me, I am of the opinion that Megacity Services Private Limited (MAPL) is the sole and absolute lawful recorded owner of the property mentioned in Schedule-I and the said property is free from all encumbrances, charges, liens, lispendencies, claims , demands, attachments, mortgages whatsoever or howsoever in nature. The chain of title of the said property is complete and the said property has got a clear , free and good marketable title.

The original search receipt is annexed herewith and also be treated as parts and parcel of this title investigation report.

Receipt No- A.D.S.R at Mal-0710000308 dated 27.5.2024



SCHEDULE -1

LANDED PROPERTY- ALL THAT piece and parcel of Bastu land measuring an area about 219 decimals, more or less , comprised under Mouza- Dakshin Dhoopjhora, J.L.No.28, Touzi No. 84, R.S. Dag No. 933, 934, 935 corresponding to L.R. Dag No. 2193, R.S.Khtian No. 675 corresponding to L.R. Khatian No. 1002, lying and situate within the local limit of Matiali Batabari No.II Gram Panchayet, Additional District Sub Registrar at Mal, Police Station Metelli, in the District Jalpaiguri **TOGETHER WITH** all sorts of common and easement rights and rights to egress and ingress to the said land.

SCHEDULE-II

TITLE-


1. By a registered Bengali bikray kobola dated 04.09.2013 one Karma Orang has sold transferred assigned and assured to one Subhas Chandra Malick **ALL THAT** piece and parcel of danga land measuring an area about 436 decimals, more or less, comprised under Mouza Dakshin Dhoop jhora , J.L.No.28, Touzi No.84, R.S. Khatian No.675, R.S. Dag No.933, 934, 935, 931, 821 corresponding to L.R.Dag No.2193,2194,2196,2200 under Police Station- Matiali, Additional District sub Registrar at Mal .District- Jalpaiguri against a valuable consideration mentioned therein and the said bikray kobola was duly registered in the office of A.D.S. R at Mal and recorded in Book No.1, Volume No.3, pages from 1587 to 1597, Being No.00676 for the year 2013.
2. By a Registered Deed of Conveyance dated 20th November, 2015 Megacity Services Private Limited (MSPL) had purchased **ALL THAT** piece and parcel of danga land measuring an area about 219 decimal, (more or less), comprised under Mouza- Dakshin Dhoop Jhora, J. L. No. 28,Touzi no. 84, R. S. Dag No 933, 934, 935 corresponding to L. R. Dag No. 2193, R. S. Khatian No. 675 corresponding to L. R. Khatian No. 799 within the local limit of Matiali Batabari No 2 Gram Panchayet, under Police Station- Meteli, A. D. S. R. at Mal, District- Jalapiguri **TOGETHER WITH** all sorts of common and easement rights, and right to egress and ingress to the said land from one Subhas Chandra Mallick against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Mal, Jalpaiguri and recorded in Book No.1, CD Volume No. 0710-2015 , Pages- from 8503 to 8522 , Being No. 071000956 for the year 2015.



3. The said Megacity Services Private Limited (MSPL) became the sole and absolute owner of the aforesaid landed property and while seized and possessed of ALL THAT piece and parcel of land measuring an area about 219 decimals, more or less, have mutated its name in the record of BL & LRO, Metelli and had obtained L. R. Khatian No. 1002 in its name and paying taxes regularly and there by the Said MSPL has become the sole and absolute owner of the aforesaid land measuring an area about 219 decimals, more or less .
4. The said Megacity Services Private Limited (MSPL) had also mutated its name in the records of Matiali Batabari No 2 Gram Panchayet and paying taxes regularly relating to the Land as mentioned above.
5. The said Megacity Services Private Limited (MSPL) has also converted the said land from danga to Bastu (Commercial) in the record of SD & LRO, Mal , District- Jalpaiguri.

Considering and verifying the aforesaid papers and documents and searches made at the aforesaid offices, I am in the opinion that Megacity Services Private limited (MSPL) is the sole and absolute owner of the aforesaid property/land mentioned in the Schedule-I and on searches it has found that there is no further sale and or transfer of the said land/ property and the said property is under khas possession of the recorded owner i.e.MAPL and the said property is free from all encumbrances ,charges, liens, lispendences, claims, demands, attachments, mortgages, whatsoever or howsoever in nature. The chain of title of the said property is complete and Megacity Services Private limited (MSPL) has got a clear ,free and good marketable title of the said property.

Enclo- Original fees paid Receipt.


(Bibhas Kumar Ghosh)
Advocate, Calcutta High Court
Regd No.WB/733/1995

Government of West Bengal
Office of the MAL BAZAR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556


Date of Application: 27-05-2024

Serial No of Application 0710000308/2024 **Search No** 0710000308/2024
Search for the Years From 2010 To 2024 **Record Available** From 06/06/2011 onwards
Property to be Searched District: Jalpaiguri, PS: Matiali, Mouza: Dakshin Dhupjhora, Plot No: LR- 02193
From whom Received Majnul Haque
Fees Paid under Articles F1(i) 2/- F1(ii) 14/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Jalpaiguri, PS: Matiali, Mouza: Dakshin Dhupjhora, Gram Panchayat: MATIALI-BATABARI-II,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-2193 Khatian: 799	Area of Land : 219 decimal
Deed Details :		Deed No: I-071000956/2015, Query No: 07100000958523/2015, Serial No: 0710000958/2015, Page: 8503 - 8522, Date of Registration: 20/11/2015, Date of Completion: 20/11/2015, Date of Delivery: 20/11/2015		
2	District: Jalpaiguri, PS: Matiali, Mouza: Dakshin Dhupjhora, Gram Panchayat: MATIALI-BATABARI-II,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-2193 Khatian: 172	Area of Land : 10 decimal
Deed Details :		Deed No: I-071000143/2017, Query No: 07100000211411/2017, Serial No: 0710000140/2017, Page: 1938 - 1954, Date of Registration: 27/02/2017, Date of Completion: 27/02/2017, Date of Delivery: 07/03/2017		




(Mr Tapan Dey)
A.D.S.R. MAL BAZAR
OFFICE OF THE A.D.S.R. MAL BAZAR

**Addl. Dist. Sub-Registrar
Mal, Jalpaiguri**

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