

SANTANU ADHIKARY

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(Udayan Pally)
Kolkata : 700008

Mobile : 98313-12425

Ref. :

Date : 01/03/2021 1

:-: DEVOLUTION OF TITLE :-:

As per documents supplied to me, the devolution of title comes in the manner as follows :-

1. **THAT** originally **ALL THAT** land measuring 20 (Twenty) Cottahs 8 (Eight) Chittacks in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha, J.L. No.23, R.S. No.43, Touzi No.235, Police Station : previously Thakurpukur now Haridevpur, District : 24 Parganas (South), belonged to one Amulya Charan Das.
2. **THAT** said Amulya Charan Das sold his said Land measuring 34 (Thirty-Four) Decimals in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha, Police Station : previously Thakurpukur now Haridevpur, District : 24 Parganas (South), unto Rabindra Nath Ganguly by a Bengali Kobala dated 18th May, 1945, which was registered in the Office of Sub-Registrar at Behala and recorded in Book No.1, Volume No.29, Being No.1411 for the year 1945.
3. **THAT** as there were some mistakes in the Dag Number of the property conveyed by that Deed, a Deed of Rectification to rectify the Dag Number

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was duly executed and registered by said Amulya Charan Das, which was registered in the Office at Sub-Registrar at Behala and recorded in Book No.1, Volume No.15, Pages 299 to 300 being Deed No.1467 for the year 1945.

4. **THAT** said Rabindra Nath Ganguly out of his purchased property sold by two separate Deeds total demarcated piece of land measuring 4.5 Cottahs in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha unto Dilip Kumar Saha Gupta and Nirmal Kumar Dutta.
5. **THAT** said Rabindra Nath Ganguly by a Deed of Sale registered in the Office of Sub-Registrar at Behala being Deed No.886, Book No.1 for the year 1945 sold and conveyed the balance land measuring 16 (Sixteen) Cottahs in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha unto Uma Rani Ganguly, the mother of the Owner herein.
6. **THAT** after purchase the said Uma Rani Ganguly out of her own stridhan constructed a dwelling house in a portion of her purchased property and started living therein with the members of her family and duly mutated her name in the records of the then South Suburban Municipality and subsequently in the Calcutta Municipal Corporation in

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respect of the aforesaid property and it was finally recorded as Municipal Premises No.9, Vidyasagar Sarani, within the limits of Ward No.123 of the Kolkata Municipal Corporation, mailing address is P-316, Vidyasagar Sarani, Kolkata : 700008.

7. **THAT** said Uma Rani Ganguly while in peaceful possession and enjoyment of the same, by purchase by way of a registered Deed of Sale from one Dilip Kumar Saha Gupta became the absolute Owner in respect of a piece or parcel of land adjacent to her land measuring more or less 2 (Two) Cottahs in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha. The aforesaid Deed of Sale was registered in the Office of the Joint Sub-Registrar of Alipore Sadar and entered in Book No.I, Volume No.18, Pages 250 to 252, Being No.489 for the year 1954.
8. **THAT** said Uma Rani Ganguly by another purchase by way of a registered Deed of Sale from one Kiron Behari Dutta, father of Late Nirmal Kumar Dutta became the absolute Owner in respect of a piece or parcel of land adjacent to her land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittacks in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha. The aforesaid Deed of Sale was registered in the Office of the Sub-Registrar of Alipore Sadar and entered in Book No.I, Volume No.123, Pages 98 to 100, Being No.7339 for the year 1956.

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9. **THAT** in the above manner said Uma Rani Ganguly became the absolute Owner of all that land with Building measuring 20 (Twenty) Cottahs 8 (Eight) Chittacks in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha and duly mutated her name with the Office of the Kolkata Municipal Corporation in respect of the aforesaid property.
10. **THAT** while seized and possessed of the aforesaid property as absolute Owner thereof, said Uma Rani Ganguly by a Deed of Sale registered in the Office of District Sub-Registrar at Alipore being Deed No.2208, Book No.I, Volume No.56, Pages 295 to 310, for the year 2000 sold and conveyed total demarcated land measuring 3 (Three) Cottahs in Dag No.288, under Khatian No.1270, Mouza : Purba Barisha from her aforesaid property unto Ashok Chakraborty.
11. **THAT** the land measuring 17 Cottahs 8 Chittacks left with said Uma Rani Ganguly, which is the property that is to be developed by the Developer herein.
12. **THAT** while seized and possessed of the aforesaid property as absolute Owner thereof said Uma Rani Ganguly died intestate on 31st December, 2002 leaving behind her surviving daughter Smt. Mina Roy Choudhury

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as her only legal heir and successor as her husband had predeceased her, who has inherited the property of Late Uma Rani Ganguly as per Hindu Succession Act, 1956 in vogue.

13. **THAT** in the manner stated above, the said Smt. Mina Roy Choudhury, became the sole and absolute Owner of **ALL THAT** piece and parcel of land measuring more or less 17 Cottahs 8 Chittacks together with 3 (Three) storied Building standing thereon, situate and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L. No.23, R.S. No.43, Touzi No.235, under Khatian No.1270, appertaining to Dag No.288, being known and numbered as Municipal Premises No.9, Vidyasagar Sarani (mailing address P-316, Vidyasagar Sarani), Police Station : Haridevpur, Kolkata : 700008, under Ward No.123, District : 24 Parganas (South) and she mutated her name with the Office of the Kolkata Municipal Corporation in respect of her aforesaid property and since then has been possessing the same by paying taxes thereto.

14. **THAT** one Ashok Chakravorty by way of a registered Deed of Sale, purchase **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs, situate and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L. No.23, R.S. No.43, Touzi No.235, under Khatian No.1270,

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appertaining to Dag No.288 from Smt. Uma Rani Ganguly by way of a registered Deed of Sale. The aforesaid Deed was registered on 7th April, 2000 in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.1, Volume No.56, Pages 295 to 310. Being No 2208 for the year 2000 and after purchase he duly mutated his name with the Office of the Kolkata Municipal Corporation in respect of his purchased property and after such mutation it was known and numbered as Municipal Premises No.9A, Vidyasagar Sarani (mailing address 316, Vidyasagar Sarani), Police Station : Haridevpur, Kolkata : 700008, under Ward No.123, District : 24 Parganas (South).

15. **THAT** said Mina Roy Chowdhury entered into a registered Deed of Agreement with the Developer viz. "M/s. MAJUMDER CONSTRUCTION", having its Office at 79, State Bank Park, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), represented by its Proprietor **SRI SANJOY MAJUMDER**, son of Late Prasanta Kumar Majumder of 79, State Bank Park, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South) on 31st August, 2012 for development of her landed property under certain terms and conditions as set forth therein. The aforesaid Agreement was registered in the Office of the Additional District Sub-Registrar at Behala and registered in Book No.1,

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CD Volume No.31, Pages from 68 to 105, Being No.08794 for the year 2012.

16. **THAT** in terms of the aforesaid Agreement, said Mina Roy Chowdhury executed one General Power of Attorney in favour of said **SANJOY MAJUMDER**, son of Late Prasanta Kumar Majumder of 79, State Bank Park, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South) on 31st August, 2012 and empowered him to do all acts, deeds and things regarding development of her aforesaid property. The aforesaid General Power of Attorney was registered in the Office of the Additional District Sub-Registrar at Behala and registered in Book No.1, CD Volume No.31, Pages from 119 to 131, Being No.08798 for the year 2012.

17. **THAT** said Ashok Chakravorty also entered into a registered Deed of Agreement with the Developer viz. "**M/S. MAJUMDER CONSTRUCTION**" on 7th September, 2012 for development of his landed property under certain terms and conditions as set forth therein. The aforesaid Agreement was registered in the Office of the Additional District Sub-Registrar at Behala and registered in Book No.1, CD Volume No.31, Pages from 2732 to 2764, Being No.08961 for the year 2012.

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18. **THAT** in terms of the aforesaid Agreement, said Ashok Chakravorty executed one General Power of Attorney in favour of said SANJOY MAJUMDER on 7th September, 2012 and empowered him to do all acts, deeds and things regarding development of his aforesaid property. The aforesaid General Power of Attorney was registered in the Office of the Additional District Sub-Registrar at Behala and registered in Book No. I. CD Volume No.31, Pages from 2847 to 2859, Being No.08968 for the year 2012.
19. **THAT** the name of said Smt. Mina Roy Chowdhury had been mutated with the Office of the B.L. & L.R.O. in respect of her aforesaid property vide Mutation Case No. $\frac{502}{234}/\frac{16}{16}/3283/TMB/$ 2016 dated 14th January, 2016 and her name was finally published.
20. **THAT** some portions of the land measuring 2 (Two) Cottahs 6 (Six) Chittacks 35 (Thirty-Five) Square Feet out of the aforesaid total property of said Smt. Mina Roy Chowdhury had been converted from its original nature "Danga" to "Bastu" with the Office of the B.L. & L.R.O. vide Memo No.1/2075/S/T.M. Behala/2017 dated 3rd August, 2017 passed in Conversion Case No.1310 dated 8th May, 2017.

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21. **THAT** similarly name of said Ashok Chakravorty had been mutated with the Office of the B.L. & L.R.O. in respect of her aforesaid property vide Mutation Case No.235/16/3282/TMB/ 2016 dated 14th January, 2016 and her name was finally published under R.S. Khatian No.1270 in R.S. Dag No.288.
22. **THAT** thereafter as per whims and desire of the said Developer, said Mina Roy Chowdhury gifted undivided land measuring about 2 (Two) Chittacks together with undivided 50 (Fifty) Square Feet of structure standing thereon out of her aforesaid property in favour of said Ashok Chakravorty by way a registered Deed of Gift, which was duly registered on 2nd May, 2013 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.13, Pages from 5312 to 5327, Being No.03998 for the year 2013.
23. **THAT** similarly Ashok Chakravorty also gifted undivided land measuring about 2 (Two) Chittacks together with undivided 50 (Fifty) Square Feet of structure standing thereon out of his aforesaid property in favour of said Smt. Mina Roy Chowdhury by way a registered Deed of Gift, which was duly registered on 2nd May, 2013 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.13, Pages from 5328 to 5341, Being No.03999 for the year 2013.

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24. **THAT** after such Deed of Gifts, the aforesaid two properties amalgamated with each other containing total land measuring about 20 (Twenty) Cottahs 8 (Eight) Chittacks more or less and same was duly mutated in the joint names of said Mina Roy Chowdhury and Ashok Chakravorty with the Office of the Kolkata Municipal Corporation vide Municipal Premises No.9, Vidyasagar Sarani (mailing address P-316, Vidyasagar Sarani), Police Station : Haridevpur, Kolkata : 700008, under Ward No.123, District : 24 Parganas (South).
25. **THAT** thereafter the said Developer in the name of said Mina Roy Chowdhury and Ashok Chakravorty got a Building Plan sanction from the Kolkata Municipal Corporation vide B.P. No.2020160122 dated 9th September, 2020 for construction of a G+III storied residential Building upon the aforesaid amalgamated property.
26. **THAT** the Learned Advocate Santanu Sanyal caused searches in respect of the aforesaid property before the Office of the D.S.R. at Alipore and A.D.S.R. at Behala and found one entry in the year 2008.
27. **THAT** accordingly certified copy was applied through e-payment and after received of the certified copy of the aforesaid Deed and after going through the contents of the same, it has been detected that the same is not related with the present property is concerned.

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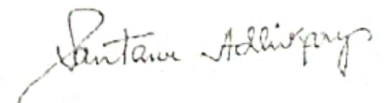
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28. **THAT** I have caused searches from 2009 to May, 2018 before the Learned 5th Civil Judge (Senior Division) at Alipore regarding any Title Suit or Money Suit has been filed against said Smt. Mina Roy Chowdhury and Ashok Chakravorty but no entry was found.
29. **THAT** I have also caused searches before the Court of the Learned 7th Civil Judge (Senior Division) at Alipore both Title Suit and Money Suit since from 2009 to 2021 in the name of said Smt. Mina Roy Chowdhury and Ashok Chakravorty. As per documents supplied by the Learned Courts, no such suit has been filed against the aforesaid persons.
30. **THAT** I have further caused searches both Money Suit and Title Suit from the year 2008 to 2021 in the name of said Smt. Mina Roy Chowdhury and Ashok Chakravorty before the Learned 2nd Additional Civil Judge (Junior Division) at Alipore but no such suit was filed against the aforesaid persons.
31. **THAT** so far records to me it can be said that the aforesaid property of said Smt. Mina Roy Chowdhury and Ashok Chakravorty is free from all encumbrances and I am annexing herewith the search receipts and the information slips and the photocopy of the certified copy of Deed No.07058 for the year 2008.



ADVOCATE