

Ref. No

REPORT ON TITLE

Date 13/8/2020

Ref or Description of the Property - **ALL THAT** piece and parcel of land measuring more or less **02 (Two) Kottahs 11 (Eleven)Chittacks 07 (Seven) Sq. ft** be the same a little more or less along with 30 years old cement floor one storied residential building measuring about 1000 sq.ft. be the same a little more or less standing thereon, comprised of contained in, demarcated plot No. 5 lying and situated at lying and situated at Mouza – Purba Sinthi, J.L. No. 22, R.S. No. 10, G.D. No. 1, Sub. Div. No. 10, Touzi No. 1298/2833, under Sabek Khatian No. 589 Hal Khanda Khatian No. 1226, R.S. Dag No. 30, Holding No. 878, R.N. Tagore Road, P.S. – Bediagara, Kolkata – 700077, within the jurisdiction of A.D.S.R. Cossipore Dum Dum, within the local limits of South Dum Dum Municipality, under ward No. 11, District – North 24 Parganas,

I have investigated the title in respect of the above premises morefully describe below and my report on the title thereof is as follows:-

Present Owners:- **SMT. SUTAPA ROY** wife of Sri Asit kumar Roy, daughter of Late Sunit Kumar Chatterjee, (**2**) **MISS SUMITA CHATTERJEE** daughter of Late Sunil Kumar Chatterjee, residing at 878, R.N. Tagore Road, P.O. – Bediagara, P.S. – Dum Dum, Kolkata – 700 077.

Documents perused in course of investigation

1. Copy of the Certified copy of saf Bengali Koabala dated 20.12.1982 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 436, Pages 189 to 192, being No. 11886 for the year 1982.
2. Copy of the Certified copy of a Development Agreement date 30.04.2019 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150603618 for the year 2019 by and between Sutapa Roy and Sumita Chatterjee and Promoter/ Developer herein also the said Sutapa Roy and Sumita Chatterjee empower the Promoter/ Developer herein by Development Power of Attorney date 30.04.2019 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150603630 for the year 2019.

Searches Conducted:- Necessary Searches through Junior Advocate and Searching Clerks has been caused in Index-II at the office of the Additional District Sub-Registrar at Cossipore Dum Dum, District Registrar at Barasat, and Registrar of Assurance Kolkata for the period of 1990 to 2020.



Ref. No Devolution.of.Title.of.the.Said.Property

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1. **WHEREAS** one Kanai Lal Seth was the original owner in respect of a piece and parcel of land measuring about 62 satak be the same a little more or less lying and situated at Mouza – Purba Sinthi, J.L. No. 22, R.S. No. 10, G D. No. 1, Sub. D. No.10, Collectorate Holding No. 43 under Khatian No. 589 under Dag No. 30, under Police Station – Dum Dum, within South Dum Dum Municipality, Ward No. 11, Additional District Sub-Registration Office, at Cossipore Dum Dum, District – North 24 Parganas and the same was recorded in his name as a raiyat under chirasthayi madhyasatya mokarari right.
2. **AND WHEREAS** while enjoying and possessing the said property, the said Kanai Lal Seth left his estate under his wife Smt. Kshiradamoyee Dasi as Executrix and his one son namely Bomkesh Seth as Executor selected by his and their names were recorded in the records prepared in the year 1931. After death of said Kanai Lal Seth, the said Smt. Kshiradamoyee Dasi as Executrix and his one son namely Bomkesh Seth as executor controlled and managed the said estate. That during that period, one son namely Madan Mohan Seth being the owner of undivided 1/5 share of the said property, filed a Title suit being No. 1115 for the year 1932 before the Hon'ble High Court at Calcutta for partition of the suit property. That by an order dated 27. 05.1936, the Hon'ble High Court thereby declared that plot of land under Part No. 3 of Schedule "B" described under Schedule "A" of the suit property held and belonged to said Madan Mohan Seth as a sole and exclusive owner thereof.
3. **AND WHEREAS** while enjoying and possessing the said property, during his life time, the said Madan Mohan Seth executed and registered his last will and testament on 09.06.1939 registered in the office of the then Sub-Registrar, Cossipore Dum Dum and recorded therein as Book No. III, Volume No. 2, Page 22 to 24 being no. 13 for the year 1939 thereby bequeath all his estate unto and in favour of his only son Pachu Gopal Seth. After death of said Madan Mohan Seth, as per the said will all his estate unto and in favour of his year 1939 thereby bequeath all his estate unto and in favour of his only son Pachu Gopal Seth., After death of said Madan Mohan Seth, as per the said will all his estate developed upon his said son Pachu Gopal Seth. That as mother of said Pachu Gopal Seth namely Jogomaya Dasi alive as per the said will she performs hir duties. As said Pachu Gopal Seth was minor at that stage, the estate left by said Madan Mohan Seth maintained and administered by Administrator Generals of West Bengal and accordingly their names were recorded in the R.S. Settlement Record against said Madan Mohan Seth in respect of land measuring about 62 satak lying and situated under Mouza – Pruba Sinthi, Khatian No. 589, Dag No. 30. Thereafter after attaining majority, the said Pachu Gopal Seth for obtaining the ownership of said property and release from Administrator Generals of West Bengal,



Ref. No applied before the Hon'ble High Court at Calcutta released the said property from Administrator General of West Bengal and settled the same in favour of said Pachu Gopal Seth and thereafter the said Pachu Gopal Seth recorded his name in the R.S. Record of Right as sole owner thereof as per Section 6 of Madhya Satya Abolished Act under Khatian No. 589, Khanda Khatian No. 1226. Date 13/8/2020

4. **AND WHEREAS** while enjoying and possessing the said property, the said Pachu Gopal Seth sold, conveyed and/or transferred the said property unto and in favour of one Atul Behari Dutta by executing a Deed of Conveyance dated 21.07.1963 registered in the office of the then Sub Registrar, Cossipore Dum Dum and recorded therein as Book No. I, Volume No. 84, pages 289 to 294, being No. 6178 for the year 1963 for valuable consideration mentioned therein.
5. **AND WHEREAS** while enjoying and possessing the said property, the said Atul Behari Dutta with a view to properly administer his estate executed a Deed of Family Settlement Trust on 12.12.1966 registered in the office of the then Sub Registrar, Cossipore Dum Dum and recorded therein as Book No. I, being No. 10139 for the year 1966. In the said deed of trust, the said Atul Behari Dutta appointed Sri Anil Bhusan Dutta and Smt. Snehalata Dutta as a trustee beneficiary of the said trust deed.
6. **AND WHEREAS** after the death of said Atul Behari Dutta as per the settlement deed the said Sri Anil Bhusan Dutta and Smt. Snehalata Dutta became the joint owners of the said property thereby enjoying and possessing the same.
7. **AND WHEREAS** while enjoying and possessing the said property, by a deed of Bengali kobala dated 20.12.1982, the said Sri Anil Bhusan Dutta and Smt. Snehalata Dutta sold, conveyed and/or transferred ALL THAT piece and parcel of land measuring about 02 Cottahas 11 Chittacks 07 sq.ft. be the same a little more or less under demarcated plot no 5 unto and in favour of one Sunil Kumar Chatterjee and Smt. Tripti Chatterjee which was registered in the office of the Additional District Sub Registrar, Cossipore Dum Dum and recorded therein as Book No. I, Volume No. 436, Pages 189 to 192, being No. 11886 for the year 1982 for valuable consideration mentioned therein.
8. **AND WHEREAS** after such purchase the said Sunil Kumar Chatterjee and Smt. Tripti Chatterjee duly mutated their names with the local South Dum Dum Municipality and obtained Municipal Holding No. 878, R.N. Tagore Road, P.O. – Bediapara, P.S. –Dum Dum, Kolkata – 700 077 and constructed a residential house over the said property and since then enjoying and possessing the said property.
9. **AND WHEREAS** while enjoying and possessing the said property the said Sunil Kumar Chatterjee died intestate on 07.02.2002 leaving behind his wife Smt. Tripti Chatterjee and two daughters namely Smt.



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Ref. No Sutapa.Roy and Miss Sumita Chatterjee as his only legal heirs and successors to the estate left by
said Sunil Kumar Chatterjee.

10. **AND WHEREAS** while enjoying and possessing the said property the said Smt Tripti Chatterjee died intestate on 16.11.2005 leaving behind her two daughters namely Smt. Sutapa Roy and Miss Sumita Chatterjee being the Owners herein as her only legal heirs and successors to the estate left by said Smt. Tripti Chatterjee.
11. **AND WHEREAS** on 18.06.2018 while travelling the owners herein lost the original title deed being No. 11886 for the year 1982 from their custody and accordingly one general diary was lodged by the owners herein on 26.06.2018 before the concerned Dum Dum Police Station. Thereafter the owners herein also made a paper publication to that effect on 08.07.2018 at Bengali Daily Newspaper "Ananda Bazar Patrika" Thereafter the owners herein obtained certified copy of deed being No. 11886 for the year 1982 from the concerned registration office on 11.07.2018.

Result of Searches and my opinion: During the years of which searches were conduct in the said Registration office no transaction creating any encumbrance or affecting title were found and as such it can be safely inferred that the above named owners have marketable title to the said Property.



Deb Sundar Daripa

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