



Dated : 25<sup>th</sup> January, 2017.

**REPORT ON TITLE**

**Ref :**

**Title investigation in respect of land admeasuring an area of 138 Decimals comprises in Mouza Manikpur, J.L. No.77, Touji No. 25 R.S. No. 226, R.S. & L.R. Dag No. 213, 353, 354 & 355, R.S. Khatian No. 387, presently lying within the local limits of Rajpur Sonarpur Municipality under Ward No. 23, Holding No. 383, Ghosal Para, Police Station Sonarpur, District South 24 Parganas.**

Report on Title in respect of the **Said Land** brief particulars whereof are given in the description of properties hereunder.

**Name of the Title Holders/Owners:**

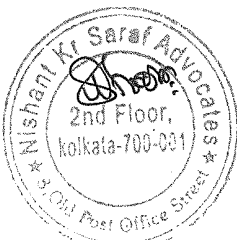
**Sri Bijay Ghosh**, son of Late Lal Mohon Ghosh, **Swapan Kumar Ghosh**, son of Late Haridas Ghosh, **Subrata Majumdar**, son of Thakur Das Majumdar, **Babu Lal Paul**, son of Kanai Lal Paul, **Sumon Majumdar**, son of Thakur Das Majumdar, **Niranjan Paul**, son of Late Satish Paul, **Chanchal Paul**, son of Niranjan Paul, **Dolly Paul**, wife of Chanchal Paul, **Bhaja Ranjan Paul**, son of Late Sunil Paul, **Tanmoy Ghosh**, son of Sadhan Ghosh, **Dilip Kumar Dutta**, son of Late Arun Chandra Dutta and **Niva Dutta**, wife of Dilip Kumar Dutta.

**Description of the Property:**

**All That** peace and parcel of land measuring about 138 Decimals comprises in Mouza Manikpur, J.L. No.77, Touji No. 25, R.S. No. 226, R.S. & L.R. Dag No. 213, 353, 354 & 355, R.S. Khatian No. 387, presently lying within the local limits of Rajpur Sonarpur Municipality under Ward No. 23, Holding No. 383, Ghosal Para, Police Station Sonarpur, District South 24 Parganas **TOGETHER WITH** all, yards, areas, sewers, drains water, water courses paths, passages, rights, lights, liberties, privileges easements, appendages and appurtenances, whatsoever thereunto belonging or in anywise appertaining thereto.

**Documents Supplied:**

- (1) Xerox copy of a registered Deed of Conveyance dated 10<sup>th</sup> January, 1967, duly registered before Additional District Sub Registrar Baruipur and recorded in Book No. I, Volume No. 8, Pages 162 to 169, Being Deed No. 202 for the year 1967.





- (2) Xerox copy of a registered Deed of Partition dated 9<sup>th</sup> March, 1990, duly registered before the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 93, Pages 29 to 68, Being Deed No. 3183 for the year 1990.
- (3) Xerox copy of a registered Deed of Conveyance dated 14<sup>th</sup> May, 2013, duly registered before Additional District Sub Registrar Sonarpur 24 Parganas South and recorded in Book No. I, CD Volume No. 13, Pages 1817 to 1837, Being Deed No. 5845 for the year 2013.
- (4) Xerox copy of a R.S. & L. R. Parchas in respect of the **Said Land**.
- (5) Xerox copy of a Khajana receipt in respect of the **Said Land**.
- (6) Xerox copy of a Mutation Certificate and Tax receipt of Rajpur Sonarpur Municipality in respect of the **Said Land**.

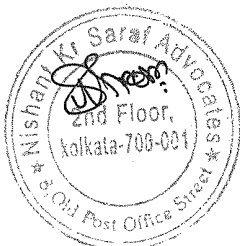
Pursuant to your instructions we have caused searches in respect of the **Said Land** at the Office of the following Departments/ Authorities through our searchers.

- a) Registrar of Assurances, Kolkata in Index I & Index II;
- b) District Registrar Alipore in Index I & Index II;
- c) Sub Registrar, Baruipur and Sonarpur in Index I & Index II;

We have carefully and thoroughly gone through Xerox copies of the abovementioned documents and whereas the Owners being seized and possessed and/or owned the above **Said Land** by the abovementioned registered deed of Conveyances.

**Registration Offices:**

This is to certify that the search was caused in Index I in the name of the in the name of the erstwhile Owner namely **Ashim Mukerjee**, son of Ajit Kumar Mukherjee, from 1990 till 2013 and in the name of present Owners namely **Bijay Ghosh**, son of Late Lal Mohon Ghosh, **Swapan Kumar Ghosh**, son of Late Haridas Ghosh, **Subrata Majumdar**, son of Thakur Das Majumdar, **Babu Lal Paul**, son of Kanai Lal Paul, **Sumon Majumdar**, son of Thakur Das Majumdar, **Niranjana Paul**, son of Late Satish Paul, **Chanchal Paul**, son of Niranjana Paul, **Dolly Paul**, wife of Chanchal Paul, **Bhaja Ranjan Paul**, son of Late Sunil Paul, **Tanmoy Ghosh**, son of Sadhan Ghosh, **Dilip Kumar Dutta**, son of Late Arun Chandra Dutta, **Niva Dutta**, wife of Dilip Kumar Dutta from 2013 to till 27<sup>th</sup> October, 2016 and in Index II in the records





of the Registrar of Assurances, Kolkata, and concern D.R. and S.R. Offices for last 30 years.

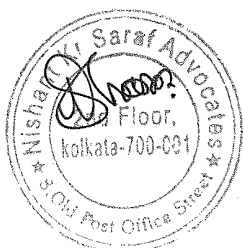
During the period of search in respect of **Said Land** no adverse entries has been found as per records available in the office of the Registrar of Assurances, Kolkata, District Registrar Alipore And Sub Registrar Baruipur and Sonarpur, As the records were available in the above said registry offices hath not found any adverse entry of the above **Said Land** save and except **One registered Development Agreement dated 16<sup>th</sup> January, 2014** executed by and between present Owners and the Developer namely **Pacific Developer (P) Ltd. Being No. 430 for the year 2014** and **One registered Power of Attorney dated 16<sup>th</sup> January, 2014** executed by the present Owners in favour of the said **Pacific Developer (P) Ltd. Being No. 430 for the year 2014**. Respective receipts, report of search, fill note of the searcher are annexed herewith and marked with the **Letter-A** collectively;

On careful inspection of the records available, papers and/or title Deeds in Xerox it is found that the present owners are **Bijay Ghosh**, son of Late Lal Mohon Ghosh, **Swapan Kumar Ghosh**, son of Late Haridas Ghosh, **Subrata Majumdar**, son of Thakur Das Majumdar, **Babu Lal Paul**, son of Kanai Lal Paul, **Sumon Majumdar**, son of Thakur Das Majumdar, **Niranjan Paul**, son of Late Satish Paul, **Chanchal Paul**, son of Niranjan Paul, **Dolly Paul**, wife of Chanchal Paul, **Bhaja Ranjan Paul**, son of Late Sunil Paul, **Tanmoy Ghosh**, son of Sadhan Ghosh, **Dilip Kumar Dutta** son of Late Arun Chandra Dutta, **Niva Dutta** in respect of the **Said Land TOGETHER WITH** all, yards, areas, sewers, drains water, water courses paths, passages, rights, lights, liberties, privileges easements, appendages and appurtenances, whatsoever thereunto belonging or in anywise appertaining thereto.

We have also caused searched B.L. & L.R.O. Sonarpur and obtained the L. R. Dagar Tathya, it is appears from the said Dager Tathya that names of the present Owners have been mutated in respect of the **Said Land**.

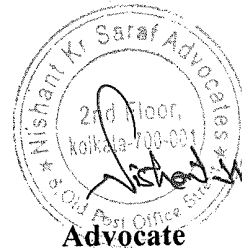
We have also caused search Civil Courts having jurisdiction for the year 2005 to 14/12/2016 in respect of the **Said Land** and we have not found that there is any litigation pending and/or disposed of in respect of the **Said Land**.

We have also caused search Land Accusation Department but do not get any report for the accusation of the **Said Land**. We do not get the official report from the concern Land Accusation Department as yet, we sent the same as and when we get the same.





We are in the opinion and observation from the searches made in the abovementioned departments, We doth hereby certify that the right, title and interest of the Title holders/owners in respect of the above **Said Land** are free from all encumbrances subject to **registered Development Agreement dated 16<sup>th</sup> January, 2014 executed by and between present Owners and the Developer namely Pacefic Developer (P) Ltd. Being No. 430 for the year 2014 and the registered Power of Attorney dated 16<sup>th</sup> January 2014 executed by the present Owners in favour of the said Pacefic Developer (P) Ltd. being No. 430 for the year 2014** and the Title holders/owners have good and marketable title without any encumbrances in respect of the **Said Land**.



**Advocate**

**Encl :**

Search Receipts.

Filled note,

Court search report.

Xerox copy of L.A. application.

Dagar Tathya

Certified copy of **Power of Attorney dated 16<sup>th</sup> January, 2014**

Xerox copy of **Development Agreement dated 16<sup>th</sup> January, 2014**