

Ref. No

REPORT ON TITLE

Date 03/02/2020

Ref or Description of the Property -**ALL THAT** Piece and parcel of Land measuring an area of 5 (Five) Cottahs 1 (One) Chittaks 11 (Eleven) Sq. ft. more or less Mouza – Kalidaha, J.L. No. 23, R.S No. 16, Touzi No.1298/2833, Parganaa 55 Gram, Division- I, sub- Division- 16, comprise in Dag No. 1711, presently enlisted in R.S. & L.R. Dag No. 4722 Khatian No. 265, bearing amalgamated Municipal Holding No. 732, Premises No. 478, Sahid Henanta Kumar Basu Sarani, (formerly Jwapur Road), Police Station Dum Dum, Kolkata – 700074, Municipal Ward No. 18, within the local limits of South Dum Dum Municipality, within the Jurisdiction of Additional District Sub-Registered office at Cossipore Dum Dum, in the District of 24 Parganas (North).

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:- Mrs. Swagata Sen, Mrs. Suprava Pramanick, Mrs. Tiyasha Pramanick, Mr. Souvik Pramanick, Mrs. Snigdha Kundu, Miss. Sima Pramanick, Mrs. Sipra Pal, Mrs. Subhra Pal, Mr. Partha Sarathi Dey, Mr. Pranab Kumar Dey, Sri Ratan Paul alias Sri Ratan Kumar Paul and Smt. Debi Paul alias Smt. Debi Pal.

Documents perused in course of investigation

1. Copy of the Certified copy of a Deed of Conveyance date 03.06.1994 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 2175 for the year 1994, Sri Sukumar Chakraborty, Smt. Sanchita Chakraborty and Smt. Indrani Mukherjee jointly described therein as the Vendors sold, transferred and conveyed to Mrs. Swagata Sen.
2. Copy of the Certified copy of a Development Agreement date 29.06.2018 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150605735 for the year 2018 by and between Mrs. Swagata Sen and Promoter/ Developer herein also the said Swagata Sen empower the Promoter/ Developer herein by Development Power of Attorney date 29.06.2018 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150605752 for the year 2018.
3. Copy of the certified copy of Deed of Conveyance dated 10.01.1969 registered at Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 12, pages 34 to 38, Being No. 129 for the year 1969, Smt. Namita Chakraborty described therein as the Vendor sold, transferred and conveyed to Smt. Usha Rani Pramanick described therein as the Purchaser.
4. Copy of the Legal Heirs certificate of the said Usha Rani Pramanick and Copy of the Mutation Certificate issued by South Dum Dum Municipality.
5. Copy of the Certified copy of a Development Agreement date 24.08.2018 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150607847 for the year 2018 by and between Mrs. Suprava Pramanick, Mrs. Tiyasha Pramanick, Mr. Souvik Pramanick, Mrs. Snigdha Kundu, Miss. Sima Pramanick, Mrs. Sipra Pal, Mrs. Subhra Pal, Mr. Partha Sarathi Dey, Mr. Pranab Kumar Dey and Promoter/ Developer herein also the said owners empower the Promoter/ Developer herein by Development Power of Attorney date 24.08.2018 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150608003 for the year 2018.



- Ref. No**6.....~~Deed of Conveyance~~ executed 28.09.2005 registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and registration completed on 01.09.2006 copied in Book No. I, Being No. 7482 for the year 2006, Smt. Namita Chakraborty described therein as the Vendor sold, transferred and conveyed to Sri Ratan Paul and Smt. Debi Pal described therein as the Purchasers.
7. Copy of the Certified copy of a Development Agreement date 14.03.2019 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150602224 for the year 2019 by and between Sri Ratan Paul and Smt. Debi Pal and Promoter/ Developer herein also the said owners empower the Promoter/ Developer herein by Development Power of Attorney date 14.03.2019 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150602253 for the year 2019.
 8. Copy of the Certified copy of a Deed of Amalgamation date 27.06.2019 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150605484 for the year 2019 by and between owners and amalgamation their respective land.
 9. Copy of the Mutation Certificate after amalgamation of the land having holding No. Holding No. 732, Sahid Hemanta Kumar Bosu Sarani, Kolakta- 700074, issued by South Dum Dum Municipality.

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.

Devolution of Title of the Said Property

1. By virtue of a Deed of Conveyance date 03.06.1994 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 2175 for the year 1994, Sri Sukumar Chakraborty, Smt. Sanchita Chakraborty and Smt. Indrani Mukherjee jointly described therein as the Vendors sold, transferred and conveyed to Mrs. Swagata Sen described therein as the Purchaser ALL THAT piece or parcel of "Bastu" land measuring an area 01 (one) Cotthas 14 (forteen) Chittacks 15 (fifteen) Sq. ft. be the same a little more or less with One storied building at Municipal Holding No. 469, Premises No. 478, Sahid Hemanta Kumar Bosu Sarani (formerly Jawpur Road), Police Station – Dum Dum, comprised in Dag No. 1711, presently R.S. & L.R. Dag No. 4722, under Khatian No. 265, at Mouza – Kalidaha, J.L. No. 23, R.S. No. 16, Touzi No. 1298 /2833, Ward No. 12, now Ward No. 18 under Jurisdiction of South Dum Dum Municipality, in the District of North 24-Parganas.

2. **AND WHEREAS** after purchaser the said land Mrs. Swagata Sen duly mutated her name in the records of South Dum Dum Municipality, being Holding No. 469 now renumbered 732, Sahid Hemanta Kumar Basu Sarani and thus the said Mrs. Swagata Sen became the Owner of aforesaid land and constructed the said building as two storied.

3. **WHEREAS** by a Deed of Conveyance dated 10.01.1969 registered at Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 12, pages 34 to 38, Being No. 129 for the year 1969, Smt. Namita Chakraborty described therein as the Vendor sold, transferred and conveyed to Smt. Usha Rani Pramanick described therein as the Purchaser ALL THAT piece or parcel of land measuring an area 02 (two) Cotthas 00 (zero) Chittacks 16 (sixteen) Sq.ft.; be the same a little more or less comprised in Dag No. 1711 under Khatian No. 265, Police Station – Dum Dum, at Mouza – Kalidaha, J.L. No. 23, R.S. No. 16, Touzi No. 1298 / 2833, Pargana 55 Gram, Division 1, Sub Division 16, in the District of 24-Parganas.



Ref. No. 4. AND WHEREAS after purchaser the said land Smt. Usha Rani Pramanick duly mutated her name in the records of South Dum Dum Municipality, being Holding No. 734, Sahid Hemanta Kumar Basu Sarani and thus the Owner of aforesaid land. Date

5. AND WHEREAS Smt. Usha Rani Pramanick is thus well seized and possessed of or otherwise well and sufficiently land measuring an area 02 (two) Cotthas 00 (zero) Chittacks 16 (sixteen) Sq.ft.; be the same a little more or less comprised in Dag No. 1711 under Khatian No. 265, Police Station – Dum Dum, at Mouza – Kalidaha, J.L. No. 23, R.S. No. 16, Touzi No. 1298 /2833, Pargana 55 Gram, Division 1, Sub Division 16, Holding No. 734, Sahid Hemanta Kumar Basu Sarani, Ward No. 18, with in the limits of South Dum Dum Municipality, in the District of North 24-Parganas.

6. AND WHEREAS Smt. Usha Rani Pramanick died intestate on 06.05.1992 living behind her legal heirs and representatives as follows :-

- 1) Miss. Sima Pramanick - daughter of the deceased;
- 2) Mrs. Sipra Pal - daughter of the deceased;
- 3) Mrs. Subhra Pal - daughter of the deceased;
- 4) Mrs. Snigdha Kundu - daughter of the deceased;
- 5) Mrs. Esha Dey - daughter of the deceased;
- 6) Mr. Tuhin Pramanick - daughter of the deceased;

7. AND WHEREAS Tuhin Pramanick alias Tuhinendu Pramanick died intestate on 14.09.2008 living behind his legal heirs and representatives as follows :-

- 1) Mrs. Suprava Pramanick - wife of the deceased;
- 2) Miss Tiyasha Pramanick - daughter of the deceased;
- 3) Mr. Souvik Pramanick - son of the deceased.

8. AND WHEREAS Smt. Esha Dey died intestate on 03.02.2016 living behind her legal heirs and representatives as follows:-

- 1) Mr. Partha Sarathi Dey - son of the deceased;
- 2) Mr. Pranab Kumar Dey - son of the deceased.

9. AND WHEREAS Mrs. Suprava Pramanick, Mrs. Tiyasha Pramanick, Mr. Souvik Pramanick, Mrs. Snigdha Kundu, Miss. Sima Pramanick, Mrs. Sipra Pal, Mrs. Subhra Pal, Mr. Partha Sarathi Dey, Mr. Pranab Kumar Dey are thus seized and possessed the aforesaid land by virtue of Hindu Law of Succession.

10. AND WHEREAS Mrs. Suprava Pramanick, Mrs. Tiyasha Pramanick, Mr. Souvik Pramanick, Mrs. Snigdha Kundu, Miss. Sima Pramanick, Mrs. Sipra Pal, Mrs. Subhra Pal, Mr. Partha Sarathi Dey, Mr. Pranab Kumar Dey now the Land Owners herein decided to develop the aforesaid and below First Schedule mentioned property situated at Municipal Holding No. 734, Sahid Hemanta Kumar Basu Sarani, P.S.-Dum Dum Kolkata – 700074, Ward No. 18, of South Dum Dum municipality.



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11. **WHEREAS** by virtue of a Deed of Conveyance executed 28.09.2005 registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and registration completed on 01.09.2006 copied in Book No. I, Being No. 7482 for the year 2006, Smt. Namita Chakraborty described therein as the Vendor sold, transferred and conveyed to Sri Ratan Paul and Smt. Debi Pal described therein as the Purchasers ALL THAT piece or parcel of land measuring an area 01 (One) Cotthas 2 (two) Chittacks 25 (twenty five) Sq.ft. be the same a little more or less together with a two storied building standing there on having an area of 447 Sft more or less in each floor situate at Mouza – Kalidaha, J.L. No. 23, R.S. No. 16, Touzi No. 1298/2833, Pargana / Dihi Panchanna Gram, Division -1, Sub-Division 16, comprised in Dag No. 1711, under Khatian No. 265, Municipal Holding No. 469/1 (old- 1/1A/22), Sahid Hementa Kumar Basu Sarani, Police Station – Dum Dum, Kolkata-700074, Ward No. 18 of South Dum Dum Municipality, in the District of 24-Parganas.

12. **AND WHEREAS** after purchase the said property said Sri Ratan Paul alias Sri Ratan Kumar Paul and Smt. Debi Paul alias Smt. Debi Pal became the absolute owners of the said property and duly mutated their names in the records of South Dum Dum Municipality, being Holding No. 733 (old – 469/1), Sahid Hemanta Kumar Basu Sarani, Police Station – Dum Dum, Kolkata – 700074.

13. **AND WHEREAS** the owners mentioned herein amalgamated their land into a single holding through a Deed of Amalgamation date 27.06.2019 registered at Additional district Sub-Registrar Cossipore Dum Dum, copied in Book No. 1, Being No. 150605484 for the year 2019 by and between owners and amalgamation their respective land and concern South Dum Dum Municipality issued a certificate of Mutation having holding No. Holding No. 732, Sahid Hemanta Kumar Bosu Sarani, Kolkata- 700074 in respect of above mentioned land.

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

DEB SUNDAR DARIPA
ADVOCATE

Regn. No. WB/845/2003
C.T.B.A, 14, Beliaghata Road, Kol-16