

**SOMESH MISHRA,**  
Advocate, High Court, Kolkata

Office :  
Bar Association, Room No.2  
High Court, Calcutta  
Residence-cum-Chambers :  
69/1, Baghajatin Place  
Kolkata-700 086  
Phone : 2425-0490  
Mobile : 9051446430

Dated : 14.01.2021

**TITLE REPORT**

**Reference : ALL THAT piece and parcel of a Bastu land measuring about 8 (Eight) Cottahs 6 (Six) Chittacks 10 (Ten) Sqare Feet now under the Jurisdiction of the Kolkata Municipal Corporation Premises No. 1462, Survey Park, Ward No. 109, Police Station- Purba Jadavpur now Survey Park, Kolkata- 700 075, Assessee No.31-109-13-6197-1, under R.S. Khatian No.11, R.S. Dag No. 1002 entered under Khanda Khatian Nos. 484, 528 and 531 of Mouza- Rajapur, J.L. No.23, Touzi No.109, Recorded as Revenue Survey No.14, District South 24 Parganas.**

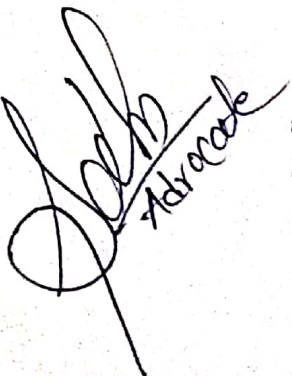
**PRESENT OWNER:** (1)SRI SHUBASISH BHATTACHARJEE son of Sri Santosh Bikash Bhattacharjee, residing at C/o Shasdadhar Chakraborty, Raja Rammohan Path, Nabanagar, Birati, Post Office- Nimta, Kolkata- 700 051, District- North 24 Parganas and (2)SRI TITASH DASGUPTA, son of Late Tushareswar Dasgupta, residing at C/o R. Dasgupta, 20M, Station Road, Dhakuria, P.O. Dhakuria, Police Station- Jadavpur, Kolkata- 700 031, District- South 24 Parganas, at present 113, Block C, Bangur Avenue, P.O. Bangur Avenue, Police Station- Lake Town, Kolkata- 700 055, District- North 24 Parganas.

**MY REPORT IS AS FOLLOWS**

I have gone through the purchase deeds, link deeds, Record of Rights and apart from it, I have caused necessary searches in the office of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata and also searched in the competent court of law for any title suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

**PART-I**

**WHEREAS** One Ashoke Kumar Roy Chowdhury, Malin Kumar Roy Chowdhury and Anil Kumar Roy Chowdhury were the recorded oners of land measuring about 210 decimals in R.S. Dag Nos. 1002, 958, 998, 1030 and 1032 under Khatian Nos. 484, 482, 485, 528, 527, 530 and 531 in Mouza- Rajapur, J.L. No. 23, Pargana- Khaspur, R.S. No.14,

  
Advocate

**SOMESH MISHRA,**  
Advocate, High Court, Kolkata

*Office :*  
Bar Association, Room No.2  
High Court, Calcutta  
*Residence-cum-Chambers :*  
69/1, Baghajatin Place  
Kolkata-700 086  
Phone : 2425-0490  
Mobile : 9051446430

2

Touzi No. 109 the then under Police Station- Tollygunge, thereafter Kasba, District 24 Parganas (South). While in possession said Malin Kumar Roy Chowdhury died leaving behind Smt. Nilima Roy Chowdhury, Tripti Bose, Dipti Palit, Supti Majumder and Samapti Ghosh as his heirs who jointly inherited the share of the said deceased.

**AND WHEREAS** said Anil Kumar Roy Chowdhury also expired leaving behind Smt. Roma Roy Chowdhury, Dipak Kumar Roy Chowdhury and Manasi Mitra as his heirs and successors who jointly inherited the share of the said deceased.

**AND WHEREAS** Accordingly and Ashoke Kumar Roy Chowdhury and heirs of said Malin Kumar Roy Chowdhury and Anil Kumar Roy Chowdhury became the joint owners of the said property and were in possession thereof by paying all the rent and taxes thereof.

**AND WHEREAS** By one Deed of Conveyance executed on 08/12/1995 and registered on 18/12/1995 said Ashoke Kumar Roy Chowdhury and all his said co-shares joint sold and transferred land measuring about 272/5<sup>th</sup> decimal more or less being the demarcated portion out of their said total land in R.S. Dag No. 1002, under Khatian No. 484, 528 and 531 in Mouza- Rajapur the then under Police Station- Kasba, to Sri Partha Some and Smt. Mahua Some for consideration mentioned therein. Said Deed was registered in the office of the District Registrar-III at Alipore and recorded in Book No.1 and being No. 1858 for the year 1995.

**AND WHEREAS** Being the owners in the manner stated above said Partha Some and Mahua Some by one Deed of Conveyance dated 19.12.1995 registered on 21.05.1996 sold specifically demarcated land measuring about 4 (Four) Cottahs 3 (Three) Chittacks and 5 (Five) Square Feet more or less out of their said total land to Sri Shubhasish Bhattacharjee, the Owner No.1 herein for consideration. Said Deed was registered in the office of D.S.R.III, Alipore and recorded in Book No.1, Volume No.16, Pages 420 to 435, Being No. 781 for the year 1996.

**AND WHEREAS** After purchase the said Sri Shubhasish Bhattacharjee has been

**SOMESH MISHRA,**  
Advocate, High Court, Kolkata

Office :  
Bar Association, Room No.2  
High Court, Calcutta  
Residence-cum-Chambers :  
69/1, Baghajatin Place  
Kolkata-700 086  
Phone : 2425-0490  
Mobile : 9051446430

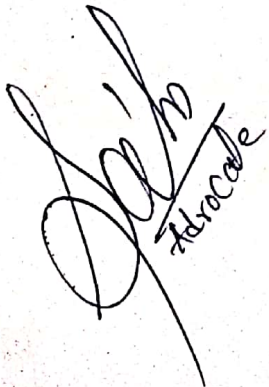
3

seized, possessed and enjoyed the said land without any interruption or hindrances from others, mutated his name in The Kolkata Municipal Corporation, Assessment Registrar, paying necessary taxes as owner and also after such mutation the said property was known and number as the Premises No. 1461, Survey Park, Kolkata- 700 075, Assessee No. 31-109-13-6196-0.

**AND WHEREAS** Further, the said Partha Some and Smt. Mahua Some sold, conveyed and transferred all that piece and parcel of a plot of land measuring about 4 (Four) Cottahs 3 (Three) Chittacks and 5 (Five) Square Feet more or less out of 27 2/5<sup>th</sup> decimals lying and situated at Mouza- Rajapur, J.L. No.23, R.S. No.14, under Touzi No.109, comprising in R.S. Khatian No.11, under Khanda Khatian Nos. 484, 528, 531, appertaining to R.S. Dag No. 1002, within the Ward No.109 of The Kolkata Municipal Corporation, within Police Station- Purba Jadavpur now Survey Park, Additional District Sub-Registry office at Sealdah, in the District of South 24 Parganas to Sri Titash Dasgupta, the Owner No.2 herein by a Deed of Sale, executed on 19/12/1995 and registered at D.S.R.III Alipore and recorded in Book No.1, Volume No.16, Pages 404 to 419, veing No. 780 for the year 1996.

**AND WHEREAS** After purchase the said Sri Titash Dasgupta has been seized, possessed and enjoyed the said land without any interruption or hindrances from others, mutated his name in The Kolkata Municipal Corporation, Assessment Register, paying necessary taxes as owner and also after such mutation the said property was known and numbered as the Premises No. 1462, Survey Park, Kolkata- 700 075, Assessee No. 31-109-13-6197-1.

**AND WHEREAS** With a view to derive benefit there from Owner No.1 and 2 herein have decided to mutually exchange their land and structure by an between themselves to amalgamate the said two plots in one plot and accordingly the Owner No.1 and 2 executed and registered a deed of Exchange, which was executed on 05.04.2016 and duly registered in the office of the D.S.R.-V, Alipore and recorded in Book No.1, Deed No. 1081 for the year 2016 and after such exchange said two plots have been amalgamated in the Office of The Kolkata Municipal Corporation and thus the said land comprising of 8

  
Advocate

**SOMESH MISHRA,**  
Advocate, High Court, Kolkata

*Office :*  
Bar Association, Room No.2  
High Court, Calcutta

*Residence-cum-Chambers :*  
69/1, Baghajatin Place  
Kolkata-700 086  
Phone : 2425-0490  
Mobile : 9051446430

4

(Eight) Cottahs 6 (Six) Chittacks and 10 (Ten) Square Feet togetherwith structure standing thereon have been and thereafter entire property known and numbered as Premises No. 1462, Survey Park, Ward No. 109, Police Station- Purba Jadavpur now Survey Park, Kolkata- 700 075, Assessee No.31-109-13-6197-1, District- South 24 Parganas.

**AND WHEREAS** the present owners herein are the joint owners of the entire plot of land measuring 8 (Eight) Cottahs 6 (Six) Chittacks 10 (Ten) Sqare Feet together with 400 Square Feet tile shed structure standing thereon being Premises No. 1462, Survey Park, Ward No. 109, Police Station- Purba Jadavpur now Survey Park, Kolkata- 700 075, Assessee No.31-109-13-6197-1, under R.S. Khatian No.11, R.S. Dag No. 1002 entered under Khanda Khatian Nos. 484, 528 and 531 of Mouza- Rajapur, J.L. No.23, Touzi No.109, Recorded as Revenue Survey No.14, District South 24 Parganas.

Search Receipt No.REGN-426584 dated 07.01.2021 issued by R.A. Kolkata

  
(SOMESH MISHRA)  
ADVOCATE

No. REGN AA 426584

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 1424
- 2. Date of application ..... 7/11/21
- 3. Search for the year (s) ..... 2006-20
- 4. Name of office to which the record to be searched or inspected relates ..... 2
- 5. Name of person or property to be searched :.....
- 6. Nature of document ..... h
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 1462 Survey Part  
P.S. Purba Subodh Pur
- 8. From whom received ..... S. Mishra
- 9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)

LCI

..... Registrar of .....