

SOMESH MISHRA,  
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Dated : 06.08.2020

### TITLE REPORT

Reference : ALL THAT piece and parcel of a Bastu land measuring about 4 (Four) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza - Santoshpur, J.L. No.22, Touzi No.147B-1, in R.S. Dag No.488/1742, under R.S. Khatian No.676,, known as K.M.C. Premises No.76, New Santoshpur, within the Ward No.104, corresponding to Postal address of the Premises is 15, New Santoshpur Main Road, within the P.S. Survey Park, Kolkata - 700 075.

PRESENT OWNERS: (1) SM. MIRA DATTA (2)SMT. RITA DE SARKAR, (PAN :AYPPD6401K), (3)(a)SMT. TRIPTI DUTTA, (3)(b)SMT. PALLABI DUTTA, (NAG) (4)(a) SRI SUMIT RAY, (4)(b) SMT. SUMITA SAHA (ROY), (5) SMT. PRATIMA SARKAR, (6) SRI BASUDEB DUTTA and (7) SM. PURNIMA DATTA.

### MY REPORT IS AS FOLLOWS

I have gone through the purchase 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 on computer 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.

ISHAN GROUP

*M. Banerjee*

Partner

ISHAN GROUP

*Piyali Roy*

Partner

ISHAN GROUP

*Dipti Das.*

Partner

*Somesh Mishra*  
Advocate  
SOMESH MISHRA  
High Court, Calcutta  
Resd. 69/1, Baghajatin  
Place, P.S.-Palash, Kolkata-700029

**WHEREAS** one Sova Rani Dutta since deceased was the absolute owner of a plot of homestead land measuring an area of 5 (Five) Cottahs 6 (Six) Chittacks including passage area corresponding to net land area 4 (Four) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza- Santoshpur, J.L. No.22, Touzi No. 147 B-1, R.S. No. 19, Pargana- Khaspur, comprising in C.S. Dag No. 439, 440, under C.S. Khatian No. 336 by virtue of registered Deed of Conveyance dated 21.09.1953, registered at S.R. Alipore and entered into Book No. 1, Volume No. 101, Page No. 225 to 228, Deed No. 6107 for the year 1953.

**AND WHEREAS** after purchase said Sova Rani Dutta since deceased erected a two storied building thereon in the year 1958. It is pertinent to mention that the said property was at first under the Haltu Union Board, thereafter Santoshpur Anchal Panchayet and thereafter Jadavpur Municipality and at present its cones under The Calcutta Municipal Corporation presently known as The Kolkata Municipal Corporation Ward No. 104 and said Sova Rani Dutta since deceased had recorded her property in the record of K.M.C. being **Premises No. 76, New Santoshpur**, Assessee No. 31-104-30-0076-0, known as postal address 15, New Santoshpur Main Road, presently P.S. Survey Park, Kolkata- 700 075.

**AND WHEREAS** said Sova Rani Dutta had five daughters namely **Mira Dutta, Rita Dey Sarkar, Pratima Sarkar, Purnima Dutta and Uma Roy** since deceased and two sons namely **Provat Kumar Dutta** since deceased and **Basudeb Duta**.

**AND WHEREAS** during life time of said Sova Rani Dutta, her one married daughter namely **Uma Roy** died intestate on 05.05.1994 leaving behind her one

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Mroonkar

Partner

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Piyali Roy

Partner

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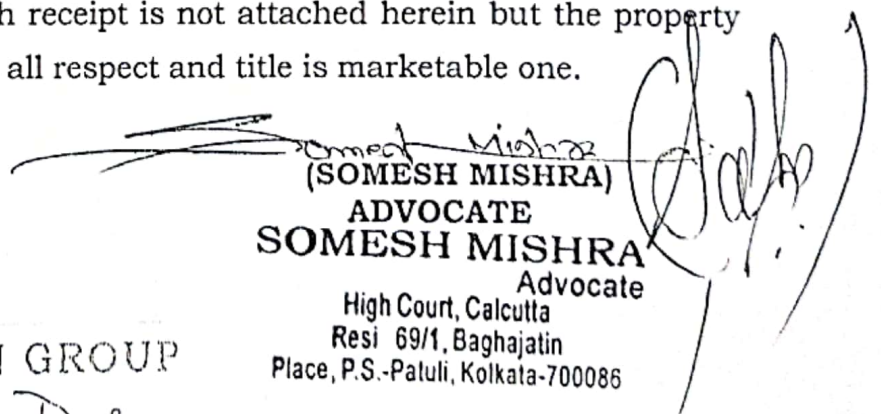
son namely **Sumit Ray** and one daughter namely **Sumita Roy** as aforesaid OWNERS No. 4(a) and 4(b).

**AND WHEREAS** said Sova Rani Dutta, died intestate on 26.06.1996 and her husband Pabitra Kumar Dutta was predeceased and said Pabitra Kumar Dutta died intestate on 07.03.1961.

**AND WHEREAS** said Provat Kumar Dutta died intestate on 07.02.2010 leaving behind his only legal heirs and successors namely Smt. Tripti Dutta (wife) and one married daughter namely Pallabi Dutta (Nag) who have jointly inherited the undivided share of Provat Kumar Dutta in connection the said property as per Hindu Succession Act, 1956.

**AND WHEREAS** thus the present **OWNERS** have jointly inherited the said land and property known as **Premises No. 76, New Santoshpur** as per Hindu Succession Act 1956 and the present **OWNERS** are the joint Owners of the above mentioned land and property known as **Premises No. 76, New Santoshpur**, within K.M.C. Ward No. 104, situated in Mouza- Santoshpur, J.L. No. 22, comprising in R.S. Dag No. 488/1742, under R.S. Khatian No. 676, measuring net land area of 4 (Four) Cotahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft..

It is noted that due to Covid -19 serching department all registration offices are closed for that reason search receipt is not attached herein but the property is free from all encumbrances in all respect and title is marketable one.

  
(SOMESH MISHRA)  
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Partner

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