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	<b>SN</b>	<b>Book</b>	<b>CD Volume No.</b>	<b>Pages</b>	<b>Deed No.</b>	<b>Year</b>	<b>Deed Inspection Status</b>	
	A	I	11	94-96	444	1966	Photo Copy Attached	42- 45
	B	I	100	131-133	7270	1967	Photo Copy Attached	46-48
	C	I	25	75-82	1933	2003	Photo Copy Attached	49-59
	D	I	44	391-396	3758	1999	Photo Copy Attached	60-64
	E	I	40	257-264	3757	1999	Photo Copy Attached	65-69
	F	I	20	2593-2618	6747	2010	Photo Copy Attached	70-92
	G	I	20	2619-2647	6748	2010	Photo Copy Attached	93-120
	H	I	20	1995-2016	5202	2008	Photo Copy Attached	121-136

# A. K. SINGH & ASSOCIATES

ADVOCATES  
NICCO HOUSE  
2, HARE STREET, 6<sup>TH</sup> FLOOR  
KOLKATA - 700 001

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## TO WHOM IT MAY CONCERN

REF: ALL THAT Sali (Agricultural) land admeasuring 19 being R.S. Dag No. 963, L.R. Dag No. 1939/2173, appertain to R.S. Khatian Nos. 129, 130, L.R. Khatian No. 923 of Mouza - Amtala, J.L. No. 73 within the limit of Bishnupur-2 Gram Panchayat, P.S. - Bishnupur in the District of South 24 Parganas (hereinafter referred to as the said landed property).

### Documents forwarded:

Sl. No	Date of Document	Particulars of the document	Certified Photocopy/true copy
1	14.05.1966	Deed of Sale registered with the office of ADSR Bishnupur, Recorded in Book No. I, Volume No. 11, Page No. 94 to 96 Being No. 444 for the year 1966. Vendor-Nagendranath Palui Purchaser-Barid Baran Ghosh	Photo copy
2	28.06.1967	Deed of Sale registered with the office of ADSR Bishnupur, Recorded in Book No. I, Volume No. 100, Page No. 131 to 133 Being No. 7270 for the year 1967. Vendor-Badal Chandra Ghosh Purchaser-Barid Baran Ghosh	Photo copy
3	06.02.2018	Plot Information	Photo Copy

We certify that the necessary searches have been caused by Mr. A. Singh and R.N. Singh in the offices of Additional District Sub-Registrar, Bishnupur, and necessary searches have been caused by Mr. T. Dutta & R.N. Singh in the office of Additional Registrar of Assurances-I, Kolkata, and necessary searches have been caused by Mr. T.P. Naskar, District Sub Registrar at Alipore and in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2016 in the Index - II, and perused the searcher's report dated 29.12.2015 & 27.02.2017 & 22.12.2015 & 24.02.2017 & 31.12.2015 & 27.02.2017 respectively. No entry has been found save and except the deeds of conveyance/Settlement mentioned below:



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SN	DEED PARTICULARS		AREA (decima l)	VENDOR(S)/ SETTLOR(S)	PURCHASER(S)/ SETTLEE (S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BSP/I-52-435- 441	3991/1992	9.5	1. Bimala Bala Ghosh 2. Arati Ghosh 3. Saraswati Ghosh 4. Pratima Ghosh	1. Kashinath Ghosh 2. Ranjit Ghosh 3. Jagannath Ghosh
	BSP/I-40-259- 264	3758/1999	2.375	Pratima Bangal	Balai Chandra Ghosh
2	BSP/I-40-259- 264	3759/1999	2.375	Bharati Bag	Santosh Kumar Ghosh
3	BSP/I-20-1995- 2016	5202/2008	7.125	Santosh Kumar Ghosh	Decorative Stone (India) Pvt. Ltd.
4	BSP/I-25-75-82	1933/2003	11.875	1. Kashinath Ghosh 2. Ranjit Ghosh 3. Jagannath Ghosh	Srikanta Gayen
5	BSP/I-20-2593- 2618	6747/2010	2.375	1. Biswanath Ghosh 2. Kashinath Ghosh 3. Ranjit Ghosh 4. Smt. Parbati Ghosh,	Decorative Stone (India) Pvt. Ltd.
6	BSP/I-20-2619- 2647	6748/2010	9.5	1. Biswanath Ghosh 2. Kashinath Ghosh 3. Ranjit Ghosh 4. Smt. Parbati Ghosh,	Decorative Stone (India) Pvt. Ltd.

## DEVOLUTION OF TITLE:

- A. One Barid Baran Ghosh, became the owner of the land admeasuring 9.5 decimals out of 19 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas, by virtue of purchase from its erstwhile owner Nagendra Nath Palui by deed of sale registered with the office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 11 pages 94 to 96 being no. 444 for the year 1966 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- B. By another deed of sale dated 28.06.1967 said Barid Baran Ghosh also purchased 9.5 decimals out of 19 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas, from its erstwhile owner Badal Chandra Ghosh, by deed of sale registered with the office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 100 pages 131 to 133 being no. 7270 for the year 1967 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- C. While seized and possessed of the aforesaid property said Barid Baran Ghosh died intestate leaving behind his widow Smt. Bimala Bala Ghosh, three sons namely

*A. Singh*

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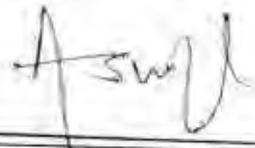
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Biswanath Ghosh, Kashinath Ghosh and Jagannath Ghosh and four daughters namely Bharati Bag, Arati Ghosh, Saraswati Ghosh and Pratima Bangal and none else as his heirs and legal representative who inherit the estate of said Barid Baran Ghosh as per Hindu Succession Act, 1956 in equal share i.e. undivided 1/8th share;

- D. By the deed of sale dated 25.05.1982 said Bimala Bala Ghosh, Arati Ghosh, Saraswati Ghosh and Pratima Ghosh, jointly sold, transferred, conveyed their share of the aforesaid property all that piece and parcel of land measuring 9.5 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of their namely Kashinath Ghosh, Biswanath Ghosh and Jagannath Ghosh by deed of sale registered with the office of ADSR Bishnupur, and recorded in Book No. 1, volume No. 52 pages 435 to 441 Being No. 3991 for the year 1982 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- E. Thus in the aforesaid manner said Biswanath Ghosh, Kashinath Ghosh and Jagannath became the joint owners of 7/8th share i.e. area measuring 16.625 out of 19 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas.
- F. By the deed of sale said Biswanath Ghosh, Kashinath Ghosh, Jagannath Ghosh along with their mother Bimala Bala Ghosh and one sister namely Arati Ghosh jointly sold, transferred and conveyed all that piece and parcel of demarcated land measuring 11.875 decimals out of 19 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of Srikanta Gayen, by Deed of Sale registered with the office of ADSR-Bishnupur and was recorded in Book No. 1, Volume No. 25 pages 75 to 82 being No. 1933 for the 2003 for the consideration mentioned therein absolutely forever and free from all encumbrances; However since the said Bimala Bala Ghosh and Smt. Arati Ghosh already sold their entire 1/8th share each in the said landed property and they have no right therein, the said Srikanta Gayen has not acquired any right, title and interest in 2/8th share in the said property but have right only in respect of 7.125 decimals in the said landed property.
- G. While seized and possessed of the aforesaid property said Jagannath Ghosh died,



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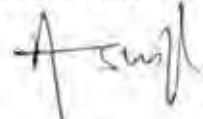
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intestate leaving behind his widow Parvati Ghosh and only son Ranjit Ghosh and none else as his legal heirs and representative and they inherit the estate of Jagannath Ghosh as per Hindu Succession Act, 1956 in equal share;

- H. By the deed of sale dated 08.11.1999 said Bharati Bag one of legal heirs of Barid Baran Ghosh sold, transferred and conveyed her right, title and interest of all that piece and parcel of land measuring 2.375 decimals, comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of Santosh Kumar Ghosh, by deed of sale registered with the office of ADSR Bishnupur, and was recorded in Book No. I, Volume No. 40, pages 259 to 264 Being No. 3759 for the year 1999 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- I. By the deed of sale dated 08.11.1999 said Pratima Bangal one of legal heirs of Barid Baran Ghosh sold, transferred and conveyed her right, title and interest of all that piece and parcel of her undivided 1/8th share of the land measuring 2.375 decimals, comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of Balai Chandra Ghosh, by deed of sale registered with the office of ADSR Bishnupur, and was recorded in Book No. I, Volume No. 44, pages 391 to 396 Being No. 3758 for the year 1999 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- J. By the deed of sale dated 08.11.1999 said Saraswati Ghosh one of legal heirs of Barid Baran Ghosh sold, transferred and conveyed her right, title and interest of all that piece and parcel of undivided 1/8th share of the land measuring 2.375 decimals, comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of Smt. Puspa Bala Ghosh, by deed of sale registered with the office of ADSR Bishnupur, and was recorded in Book No. I, Volume No. 44, pages 385 to 390 Being No. 3757 for the year 1999 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- K. By the Deed of Sale executed on 02.08.2006 registered on 14.11.2008, registered with the office of ADSR Bishnupur, recorded in Book No. I, Volume No. 20, pages 1995 to



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2016 Being No. 05202 for the year, said Santosh Kumar Ghosh, Balai Chandra Ghosh and Smt. Puspa Bala Ghosh, jointly sold, transferred and conveyed his right, title and interest in favour of Decorative Stone (India) Pvt. Ltd. all that piece and parcel of land measuring 7.125 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances;

- L. By the deed of sale said Biswanath Ghosh, Kashinath Ghosh, Ranjit Ghosh and Parbati Ghosh jointly sold, transferred and conveyed all that piece and parcel of demarcated land measuring 2.375 decimals out of 19 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of Decorative Stone (India) Pvt. Ltd., by Deed of Sale registered with the office of ADSR-Bishnupur and was recorded in Book No. I, pages 2593 to 2618 being No. 06747 for the 2010 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- M. By the deed of sale said Biswanath Ghosh, Kashinath Ghosh, Ranjit Ghosh and Parbati Ghosh jointly sold, transferred and conveyed all that piece and parcel of demarcated land measuring 9.5 decimals out of 19 decimals comprised in R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173, R.S. Khatian Nos. 129, 130 of Mouza Amtala, J.L. No. 73, P.S. Bishnupur, District South 24 Parganas in favour of Decorative Stone (India) Pvt. Ltd., by Deed of Sale registered with the office of ADSR-Bishnupur and was recorded in Book No. I, Volume No. 20 pages 2619 to 2647 being No. 06748 for the 2010 for the consideration mentioned therein absolutely forever and free from all encumbrances;
- N. Thus Decorative Stone (India) Pvt. Ltd. became the absolute owner of 11.875 decimals the said landed property and Srikanta Gayen became the absolute owner of 7.125 decimals but Decorative Stone (India) Pvt. Ltd. got its name mutated in the L. R. Record-of-rights being No. 923 in respect of area 19 decimals in the said plot of land pertaining to R.S. Dag No. 963, now renumbered as L.R. Dag No. 1939/2173.

The entire devolution of title as stated above has been derived from various deeds (Certified/ Photo Copy and from Physical Inspection of original deeds which were provided to us).



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Pursuant to the aforesaid entries it appeared that the present owners are absolute owners of the land admeasuring 19 decimals of R.S. Dag No. 963, L.R. Dag No. 1939/2173, lying and situate at Mouza Amtala, J.L. No. 73, P.S. Bishnupur, in the district of South 24 Parganas.

The present LR Record stands in the following names:

J.L. No. 73, Mouza – Amtala, P.S. – Bishnupur					
Dag No.		Classification		Total Area of Plot (Acre)	
963		Shali		0.19	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
923	M/s. Decorative Stone (India) Pvt. Ltd.		1.0000	19	Nil

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

The Report of

1. B.L. & L.R.O. Bishnupur: The copy of the plot information is attached.
2. Khajna Receipts: Not available.
3. Office of the C.A. under the Urban Land Ceiling Department: The said landed property does not come within the purview of Urban Land Ceiling. (Photo Copy of office Report dated 28.03.2018 attached).
4. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. (Photo Copy of office Report is attached).
5. The Report of Court searches at Alipur is as follows: No Title Suit / Money Suit are pending in the Court of the Civil Judge (Jr. Div.) 6th Court and the Civil Judge (Sr. Div.) 10th Court at Alipur, South 24 Parganas in the name of the present owner involving the said landed property. (Original Copy of office Report is attached).
6. Mutation Status: The Land admeasuring 19 decimals in respect of Dag No. 963 is mutated in the name of Decorative Stone India Pvt. Ltd.

*A. Singh Adv.*

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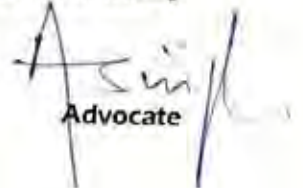
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We opine that M/s. Decorative Stone (India) Pvt. Ltd. the present Co-owner of the said landed property in respect of 11.875 decimals and remaining 7.125 decimals belong to Srikanta Gayen out of 19 decimals in accordance with its share in the said plot of land and the said landed property has marketable title thereto.

The receipts for the relevant searches along with the inspection slip are enclosed herewith.

Date: 29<sup>th</sup> March, 2018

Yours faithfully

  
Advocate



Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 12-02-2018

<b>Serial No of Application</b>	1901002138/2018	<b>Search No</b>	1901002138/2018
<b>Search for the Years</b>	From 2014 To 2018	<b>Record Available</b>	From 10/11/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Bishnupur, Mouza: Amtala, Plot No: RS- 00963		
<b>From whom Received</b>	Mr R N Singh		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 4/-	

**Search Result:** No Record Found

( Mr Malay Chakrabarty )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA





Government of West Bengal  
OFFICE OF THE A.R.A. - I KOLKATA  
Search record for deed registered in Cord 3.0 for to

No Record Found

( Mr Malay Chakrabarty )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA

