

Shovan Kumar
Advocate

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District Judges' Court, Burdwan

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E-mail: skumar_bwn@yahoo.co.in

Ref. No.

Date . 29.04.2013

TO WHOM IT MAY CONCERN

It appears that Plot No. 128 measuring 1.65 aces, Plot No. 129 measuring 56 decimals and Plot No. 130 measuring 03 decimals all Classified as Shali, Appertains to R.S. Khatian No. 34, of Mouza - Kanainatshal, J.L. No. 76, within P.S. & District Burdwan originally belonged to Basanta Kumar Das and Bhusan Chandra Das and the R.S. Records stand in their name accordingly in moiety shares. During such ownership and possession said Basanta Kumar Das bequeathed his undivided 8 annas & 1/2 share in favour of his son Naba Kumar Das by virtue of registered deed of gift being No. I-5823 dated 19.09.1983. Said Bhusan Chandra Das during his ownership and possession however died leaving behind three sons Narayan, Ajay and Mohan, daughters namely Lakshmi, Annapurna, Kalyani, Arati and widow Ashalata who jointly inherited the said remaining half share equally therein left by Bhusan Chandra Das. Subsequently said daughter and the widow of Bhusan Chandra as aforesaid transferred their respective shares in the said plot of land in favour of aforesaid Narayan, Ajay and Mohan by dint of a registered deed of Gift being No. I dated 06.08.1985. Thus said Naba Kumar Das, Narayan Chandra Das, Ajay Kumar Das and Mohan Chandra Das acquired absolute right, title & interest in the said plot and got their names recorded in the L.R. Settlement records. Thereafter said Joint owners Naba Kumar Das & Ors. as aforesaid transferred 56 decimals, of the said Plot No. 128 to Belarani Samanta W/o Tarun Kumar Samanta vide registered deed of Sale being No. I-2199 dated 21.03.1986 in the office of the DSR, Burdwan, another 53 decimals out of Plot No. 129 and 03 decimals in plot No. 130 in favour of Tapan & Tarun Kumar Samanta, Burdwan being No. I - 2799 dtd. 21.03.1986 in the office of ADSR, Burdwan and remaining 53 decimals of Plot No. 129 in favour of Smt. Madhuri rani Samanta W/o Tapan Kumar Samanta vide deed No. I - 2815 dtd. 21.03.1986 in the office of the ADSR, Burdwan. Thereafter said Tapan Kumar Samanta, Tarun Kumar Samanta, Madhuri rani and Belarani Samanta transferred 91.5 decimals out of total 165 decimals i.e. 13.5 decimals out of Plot No. 128 and 29 decimals out of Plot No. 129 totalling 42.5 decimals in favour of Arabinda Kumar Sadhu

Contd. next page

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Page : 2

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and Jagadish Kumar Sadhu by virtue of a registered deed of Sale dated 07.04.1986 being No. I-3048 for the year 1986 in the office of the ADSR, Burdwan and transferred further 14.5 decimals out of Plot No. 128 and 31.5 decimals out of Plot No. 129 and 03 decimals out of Plot No. 130 totalling 49 decimals in favour of Shankar Kumar Sadhu and Shyamal Kumar Sadhu by virtue of a registered deed of Sale dated 07.04.1986 being No. I-2505 for the year 1986 in the office of the DSR, Burdwan. Thereafter said Shankar Kumar Sadhu got 7.3 decimals of land out of the aforesaid joint purchased land of 49 decimals of aforesaid Plot No. 128 under an amicable arrangement with his brother said Shyamal Kumar Sadhu which he subsequently exchanged with 4 katha and 8.5 chattak of land of Plot No. 7273 and 7274 belonging to Chandana Samanta W/o Sisir Kumar Samanta by virtue of a registered deed dated 13.05.1987 being No. I-3371 for the year 1987 in the office of the ADSR, Burdwan.

Thereafter said Chandana Samanta transferred said 7.3 decimals of land of Plot No. 128 to Smt. Shipra Sadhu W/o Sri Shankar Kumar Sadhu by virtue of a registered deed of Sale dated 24.07.1987 being No. I - 5850 for the year 1987 in the office of the Joint SR of Burdwan. Said Shipra Sadhu in turn transferred her right, title, and interest in respect of said 7.3 decimals of land of Plot No. 128 to Arabinda Sadhu by virtue of a registered deed of Conveyance dated 24.07.1990 being No. I-3938 for the year 1990 in the office of the ADSR, Burdwan. Said Arabinda Sadhu thereafter transferred 2.4 decimals of land out of his aforesaid 7.3 decimals of Plot No. 128 to Bimal Kumar Banik and Smt Sabitri Banik and another 2.4 decimals out of said 7.3 decimals to Tapan Kumar Banik and Sonali Banik and the remaining 2.5 decimals to Nema Chand Banik and Ranjeeta Banik by virtue of three registered deeds of sale all dated 30.11.1991 being No. I - 6046, I - 6047 and I - 6045, for the year 1991 respectively in the office of the ADSR, Burdwan. Thereafter said Tapan Kumar Banik and Sonali Banik exchanged their said 2.4 decimals of land of Plot No. 128 with 40 decimals of land of Plot No. 460 belonging to Indira Banerjee by virtue of a registered deed of exchange dated 23.12.91 being No. I - 6409 for the year 1991, in the office of the ADSR, Burdwan. Similarly

Contd. next page

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Ref. No. Page: 3.....

Date: 29.04.2013

said Bimal Kumar Banik and Sabitri Banik also exchanged their aforesaid 2.4 decimals of land of Plot No. 128 with Santosh Kumar Dey for his 39 decimals of land in Plot No. 460 of Mouza Kanainatshal, J.L. No. 76, P.S. & Dist. Burdwan by virtue of a registered deed of exchange dtd. 23.12.1991 being No. 1 - 6410 for the year 1991 in the office of the ADSR, Burdwan. Said Nemai Chand Banik and said Ranjeeta Banik also exchanged their aforesaid 2.5 decimals of land Plot No. 128 with 39 decimals of land of Plot No. 460 of Mouza Kanainatshal, J.L. No. 76, P.S. & Dist. Burdwan belonging to Archana Sarkar by virtue of a registered deed of exchange dtd. 23.12.1991 being no. 1 - 6411 for the year 1991 in the office of the ADSR, Burdwan.

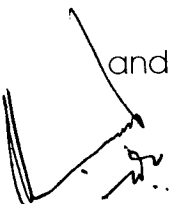
Thereafter said Indira Banerjee, Santosh Kumar Dey and Archana Sarkar during their ownership and possession of thier respective acquired portion of 2.4 decimals 2.4 decimals and 2.5 decimals of land of Plot No. 128 as aforesaid transferred their said portions respectively in favour of Bidyut Kumar Sadhu and Reeta Sadhu by virtue of three deeds all dated 22.11.92 being No. 1-297, 1 - 298 and 1 - 299 for the year 1992 respectively, in the office of the ADSR, Burdwan.

Thereafter said Bidyut Kumar Sadhu which he was in ownership and possession of said 7.3 decimals of land of Plot no. 128 jointly with Reeta Sadhu, transferred his undivided 50% (1/2) share therein to said Reeta Sadhu by virtue of a registered deed of conveyance dtd. 23.12.02 being No. 1 - 4131 for the year 2003 in the office of the ADSR, Burdwan.

Shankar Kumar Sadhu while he was in ownership and possession of 17.25 decimals of land of Plot No. 129 as aforesaid, exchanged 15.75 decimals of land out of that and 1.50 decimals of land of Plot No. 130 with Arabinda Sadhu for his 3 Katha and 5.75 chattaks of land of sub-plot No. 748 (P), 1804(P) and 1805(P) by virtue of a registered deed dated 24.07.1990 being No. 1 - 3939 for the year 1990 in the office of the ADSR, Burdwan.

It further appears that Shyamal Kumar Sadhu while he was in ownership and possession of 24.5 decimals, transferred 12.5 decimals of land comprises of

Contd. next page



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Ref. No. Page: 4

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3.25 decimals of Plot No. 128 7.75 decimals of Plot No. 129 and 1.50 decimals of Plot No. 130 as aforesaid in favour of Jagadish Kumar Sadhu by virtue of a registered deed of Sale dated 20.06.1992 being NO. I-3816 for the year 1992 in the office of the DSR at Burdwan and the remaining 12 decimals to Sharmila Sadhu W/o Jagadish Kumar Sadhu, comprises of 04 decimals of Plot No. 128 and 08 decimals of Plot No. 129 vide registered deed of sale dated 20.06.1992 being No. I-3815 for the year 1992 in the office of the DSR, Burdwan. Thus said Arabinda Sadhu, Jagadish Kumar Sadhu, Rita Sadhu and Sharmila Sadhu, jointly acquires absolute right, title and interest in respect of 91.5 decimals of land of R.S. Plot Nos. 128, 129 and 130 appertains to L.R. Khatian No. 617, 618 and 620 of Mouza Kanainatshal, J.L. No. 76, within P.S. & Dist. Burdwan.

I caused searching in the office of the DSR and ADSR, Burdwan in respect of aforesaid plots for the period 1983 - 2013 and found none other than aforesaid transactions.

I also caused searching in the Court of Ld. Civil Judge (Sr. Div.) and Ld. 2nd Court of Civil Judge (Jr. Div.), Burdwan and found nothing adverse.

It further appears that the present LR records stand in name of the aforesaid owners in respect of subject properties / plot of lands and they also paid rents to the State of West Bengal as evident from the receipts, which proves their possession.

Considering all these in my opinion said Arabinda Sadhu, Jagadish Kumar Sadhu, Rita Sadhu and Sarmila Sadhu jointly have a good marketable title in respect of 91.5 decimals of land clubbing together of R.S. Plot No. 128, 129 and 130 of Mouza - Kanainatshal, J.L.No. 76, within P.S. & Dist. Burdwan free from all encumbrances.

Advocate
- 29.04.2013

No. REGN. T

236489

Receipt for Fees Deposited for Search or Inspection

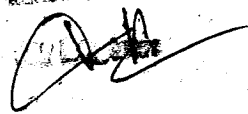
- 1. Serial Number of application..... 3005/1997 29 JAN 2013
- 1 of application..... 29/1/13
- 3. Search for the year(s)..... 1980 - 2013
- 4. Name of office to which the record to be searched or inspected relates.....
DSR Bdm + ADSR Bdm.
- 5. Name of person or property to be searched. Mouza Kanainutshal.
- 6. Nature of document..... ENCUMBRANCE
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
11
- 8. From whom received..... P. K. Palit Adm.
- 9. Fees paid under Article—
E(1) (i) 30 ✓
F(1) (ii) 30 ✓
F(2) 60 ✓
Rs sixty only

Advantage Taken

For Registrar of

29 JAN 2013

C.B.B. Burdwan
1996 - 2013



29 JAN 2013