

3  
KALLOL CHOWDHURY  
Advocate

OFFICE&CHAMBER:  
C-136, Salt Lake,  
Kolkata-700091  
MOBILE:9831347001

Ref:

Date :

Report on Title

Re. All That the piece or parcel of Plot of Bagan Land measuring the balance 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) be the same a little more or less Together With two storied dwelling house, boundary walls and other structures whatsoever, situate lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R. Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180 , J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station- Rajarhat at Present Baguihati, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700157.

OWNERS: 1) Lakshman Mondal.

2)Goutam Mondal.

3)Hemanta Mondal.

4) Prasanta Mondal.

BACHGROUND OF SUBJECT PROPERTY :

A. One Sri Atul Chandra Mondal (since deceased) son of Late Pawan Chandra Mondal was during his life time the sole and absolute owner of All That the piece or parcel of Plot of Bagan Land measuring 44 Decimals (equivalent to 26 Cottahs and 10 Chittacks) be the same a little more or less Together With two storied residential house, darwan quarter, servant's quarter, boundary walls and other structures whatsoever lying erected and/or built thereon situate lying at and comprised in Dag No.480, R.S. Khatian No.95, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, P.S. Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700059.

B. On 26<sup>th</sup> November, 1962 the said Atul Chandra Mondal, who was a Bengali Hindu governed by Dayabhaga School of Hindu Law died intestate leaving behind him surviving his widow Smt. Subodabala Mondal and 5 (five) sons Dharendra Chandra Mondal, Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal and Kartik

Chandra Mondal and 2 (two) daughters Smt. Dipali Mondal and Smt. Panchi Bala Mondal as his only heirs, heiresses and legal representatives, who jointly inherited the estate of the said deceased and jointly became the absolute owners in respect of the "said Property and each having equal undivided 1/8<sup>th</sup> (one-eighth) share or interest therein.

C. By a Deed of Gift dated the 24<sup>th</sup> day of December, 2010 registered in Book No. I, C.D. Volume No.52, Pages from 612 to 626, Being No.15112 for the year 2010 at the office of the District Sub-Registrar-II, North 24-Parganas, the said co-owner Smt. Subodabala Mondal duly transferred by way of Gift her undivided 1/8<sup>th</sup> (one-eighth) share or interest in the said Property unto and in favour of her 4 (four) sons Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal and Kartik Chandra Mondal, in equal proportion, absolutely and forever.

D. In the premises aforesaid, each of the said co-owners Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal and Kartik Chandra Mondal became entitled to an undivided 5/32<sup>nd</sup> (Five-thirty-second) share or interest in the said Property and each of the said co-owners Dhirendra Chandra Mondal (since deceased), Panchi Bala Mondal and Deepali Mondal became the owner of an undivided 1/8<sup>th</sup> (one-eighth) share and/or interest in the property.

E. The abovenamed co-owners had amicably partitioned the said Property by metes and bounds amongst themselves in the manner following :-

- 1) Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal, Kartik Chandra Mondal and Smt. Dipali Mondal were jointly allotted portion of the "said Property" being All That the piece or parcel of Plot of Bagan Land measuring the balance 20 Cottahs (equivalent to 33 Sataks) be the same a little more or less Together With one darwan quarter and 2 (two) servant's quarters, boundary walls and other structures whatsoever lying erected and/or built

KALLOL CHOWDHURY  
Advocate

OFFICE&CHAMBER:  
CJ-136, Salt Lake,  
Kolkata-700091  
MOBILE:9831347001

---

thereon situated and lying at the North-West and South-East portions of the said Property and the same to be jointly held, owned and possessed by them as the absolute owners thereof on account of their undivided 3/4<sup>th</sup> (three-fourth) share or interest in the "said Property";

2) Dharendra Chandra Mondal (since deceased) and Ms. Panchi Bala Mondal were jointly allotted portion of the said Property being All That the piece or parcel of Plot of Bagan Land measuring about 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) Together With two storied dwelling house, boundary walls and other structures whatsoever lying erected and/or built thereon situated lying at and being the North-East portion of the "said Property" and the same to be jointly held, owned and possessed by them as the absolute owners thereof on account of their undivided 1/4<sup>th</sup> (one-fourth) share or interest in the said Property;

F. In pursuance of the said amicable partition as hereinbefore stated, the said Dharendra Chandra Mondal (since deceased) and Ms. Panchi Bala Mondal had jointly become the absolute owners in respect of the property All That the piece or parcel of Plot of Bagan Land measuring the balance 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) be the same a little more or less Together With two storied dwelling house, boundary walls and other structures whatsoever situate lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R. Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180 , J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North).

G. On the 23<sup>rd</sup> day of February, 2002 the said Dharendra Chandra Mondal, who was a Bengali Hindu governed by Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his widow Smt. Mongala Bala Mondal, two daughters Kalpana Naskar nee Mondal and Jaya

---

Mondal and four sons Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal as his only heirs, heiresses and legal representatives, who had jointly inherited the estate of the said deceased including his undivided  $\frac{1}{2}$  (one-half) share or interest in that property and the same in equal proportion.

H. By another Deed of Gift dated the 26<sup>th</sup> March 2012, duly registered in registered in Book No. I, C.D. Volume No.16, Pages from 1389 to 1409, Being No.03723 for the year 2012 at the office of the A.R.A.-II, Kolkata, the said Smt.Mongala Bala Mondal (wife of Late Dharendra Chandra Mondal) also duly transferred by way of gift All That her undivided  $\frac{1}{7}$ <sup>th</sup> (one-seventh) share or interest in the property in favour of her sons the said Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal and the same in equal proportion, absolutely.

I. By a Deed of Gift dated the 26<sup>th</sup> March 2012, duly registered in registered in Book No. I, C.D. Volume No.16, Pages from 1450 to 1470, Being No.03725 for the year 2012 at the office of the A.R.A.-II, Kolkata, the said Ms. Panchi Bala Mondal (sister of Late Dharendra Chandra Mondal) duly transferred by way of Gift All That her undivided  $\frac{1}{2}$  (one-half) share or interest in the property in favour of her nephews the said Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal and the same in equal proportion, absolutely.

J. Similarly, By another Deed of Gift dated the 26<sup>th</sup> March 2012, duly registered in registered in Book No. I, C.D. Volume No.16, Pages from 1429 to 1449, Being No.03724 for the year 2012 at the office of the A.R.A.-II,

KALLOL CHOWDHURY  
Advocate

OFFICE&CHAMBER:  
CJ-136, Salt Lake,  
Kolkata-700091  
MOBILE:9831347001

---

Kolkata, the said Ms. Kalpana Naskar nee Mondal and Ms. Jaya Mondal (both daughters of Late Dharendra Chandra Mondal) also duly transferred by way of gift All That their undivided 1/14<sup>th</sup> (one-fourteenth) share or interest in the property in favour of their brothers the said Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal and the same in equal proportion, absolutely.

In the premises aforesaid, Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal are jointly seized and possessed of or otherwise well and sufficiently entitled as the absolute owners in respect of All That the piece or parcel of Plot of Bagan Land measuring the balance 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) be the same a little more or less Together With two storied dwelling house, boundary walls and other structures whatsoever, situate lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R. Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180 , J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station- Rajarhat at Present Baguihati, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700157.

*Kallol Choudhury*  
KALLOL CHOWDHURY  
Advocate

Place : Kolkata

Date : 13. 3. 14.