

Rama Paul

B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

Residence Chamber
71, Sallimpur Lane,
Kolkata-700 031.
7-9 A.M. & 8-10 P.M.

Ref. _____

Date _____

Title Report

Reference: An area of land measuring of 1 Bigha 11 Cottah 11.7 Chittaks of land by virtue of three deeds vide No. I – 2509/1996, 7092/2016, I-3705/2017 and physically found 30 Kattah 05 Chittaks 21 Square Feet, whereof a building is lying constructed, lying and situated at premises no. 138B Beliaghata Road, P.S. formerly Narkeldanga and now Beliaghata, Municipal ward no. 36, District 24 Parganas South, West Bengal under Kolkata Municipal Corporation.

PRESENT OWNERS: Shri Pankaj Jalan and Smt. Usha Jalan

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 'District Registrar Office', Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Pending Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

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1. WHEREAS , one **Indian Oxygen and Accetylene Company Limited** was being seized , possessed and owner, admeasuring an area of **1 Bigha 11 Cottah 11.7 Chittaks** more or less of land together with building erected thereon lying at Premises No. 138B Beliaghata Road.
2. AND WHEREAS said **Indian Oxygen and Accetylene Company Limited**, while possessing and enjoying the aforesaid property, entered in to an agreement for sale dated **22nd March 1985**, for sale of electrical installations, transformers etc, and altogether appurtenances and appendages and fixtures thereof with **Sneh Constructions Limited** .
3. AND WHEREAS by virtue of a registered **Deed of Conveyance** dated **25th February 1987**, said **Indian Oxygen and Accetylene Company Limited** on the first part being the Vendor and **Sneh Constructions Ltd.** on the second part being the Confirming Party sold transferred and conveyed an area admeasuring **1 Bigha 11 Cottah 11.7 Chittaks** of land together with building erected thereon lying at Premises No. 138B Beliaghata Road to **Loyalka Properties Pvt. Ltd.** and the said deed was registered in the office of Registered of Assurance Calcutta and duly recorded in Book No. I, Volume No. 54, pages from 298 to 317, being **Deed No. 2029** for the year **1987**.
4. AND WHEREAS by virtue of a registered **Deed of Conveyance** dated **8th March 1996** said **Loyalka Properties Pvt. Ltd.** sold transferred and conveyed an area admeasuring of divided and demarcated 8346 Sq.ft. situated at Ground floor back portion marked as Lot "A" together with undivided proportionate indivisible share in the said premises containing by estimation an area of 1 Bigha 11 Cottah 11.7 Chittaks of land lying and situated at Premises No. 138B Beliaghata Road to one **Suresh Kumar Jalan** son of Kishanlal Jalan and the said deed was registered in the office

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of Registrar of Assurance Calcutta and duly recorded in Book No. I, Volume No. 69, pages from 1 to 9, being **Deed No. 2511** for the year **1996**.

5. **AND WHEREAS** by virtue of a registered **Deed of Gift** dated **19th January 2017** said **Suresh Kumar Jalan** son of Krishanlal Jalan while possessing and enjoying his aforesaid property, gifted the same admeasuring an area of divided and demarcated 8346 Sq.ft. situated at Ground floor back portion marked as Lot "A" together with undivided proportionate indivisible share in the said premises containing by estimation an area of 1 Bigha 11 Cottah 11.7 Chittaks of land lying and situated at Premises No. 138B Beliaghata Road to **Abhishek Jalan** son of Late Sheo Kumar Jalan, and the said Deed was registered in the office of Additional Registrar of Assurances at Kolkata, and duly recorded in Book No. I, Volume No. 1901-2017, page from 11936 to 11956, being **Deed No. 351** for the year **2017**.
6. **AND WHEREAS** by virtue of a registered **Deed of Gift** dated **16th June 2017** said **Abhishek Jalan** son of Late Sheo Kumar Jalan while possessing and enjoying his aforesaid property, gifted the same admeasuring an area of divided and demarcated 8346 Sq.ft. situated at Ground floor back portion marked as Lot "A" together with undivided proportionate indivisible share in the said premises containing by estimation an area of 1 Bigha 11 Cottah 11.7 Chittaks of land lying and situated at Premises No. 138B Beliaghata Road to his brother **Pankaj Jalan** son of Late sheo kumar jalan, and the said deed was registered in the office of A.R.A. - I Kolkata, and duly recorded in Book No. I, Volume No. 1901-2017, pages from 118836 to 118860, being **Deed No. 3705** for the year **2017**.
7. **AND WHEREAS** by virtue of a registered **Deed of Conveyance** dated **8th March 1996**, said **Loyalka Properties Pvt. Ltd.** Sold transferred and conveyed an area admeasuring of divided and

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demarcated 8500 sq.ft. situated at First Floor of Lot "C", together with undivided proportionate indivisible share in the said premises containing by estimation an area of 1 Bigha 11 Cottah 11.7 Chittaks of land lying and situated at Premises No. 138B Beliaghata Road to one **Smt. Usha Jalan** wife of Late Sheo Kumar Jalan and the said deed was registered in the office of Registrar of Assurance Calcutta and duly recorded in Book No. I, Volume No. 68, pages from 451 to 464, being **Deed No. 2509**, for the year 1996.

8. **AND WHEREAS** by virtue of a registered **Deed of Conveyance** dated **8th March 1996**, said **Loyalka Properties Pvt. Ltd.** sold transferred and conveyed an area admeasuring of divided and demarcated 6864 sq.ft. Situated at Ground Floor Front portion marked as Lot "B", morefully and particularly described in the schedule portion of the said deed Part I, divided and demarcated 1467 sq.ft. situated at first floor marked as Lot "B1" morefully and particularly described in the schedule portion of the said deed together with undivided proportionate indivisible share in the said premises containing by estimation an area of 1 Bigha 11 Cottah 11.7 Chittaks of land lying and situated at Premises No. 138B Beliaghata Road to one **Pawan Kumar Jalan** son of Krishanlal Jalan and the said deed was registered in the office of Registrar of Assurance Calcutta and duly recorded in Book No. I, Volume No. 68, pages from 465 to 482, being **Deed No. 2510**, for the year 1996.
9. **AND WHEREAS** by virtue of a registered **Deed of Gift** dated **21st September 2016** said **Pawan Kumar Jalan** son of Krishanlal Jalan while possessing and enjoying his aforesaid property gifted the same admeasuring an area of 6864 sq.ft. situated at Ground Floor Front portion marked as Lot "B" morefully and particularly described in the schedule portion of the said deed Part I, divided and demarcated 1467 sq.ft. situated at first floor marked as Lot "B1" morefully and particularly described in the schedule portion of the said deed together with undivided proportionate indivisible share in the said premises containing by estimation an area of 1 Bigha 11 Cottah 11.7 Chittaks of

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land lying and situated at Premises No. 138B Beliaghata Road to one **Pankaj Jalan** son of Krishanlal Jalan, and the said deed was registered in the office of Additional Registrar of Assurance Calcutta, and duly recorded in Book No. I, Volume No. 1901-2016, pages from 234855 to 234873, being **Deed No. 7092** for the year **2016**.

10. **AND WHEREAS**, by virtue of aforesaid Deed of Gifts, said **Shri. Pankaj Jalan** and **Smt. Usha Jalan** became the owner of entire property admeasuring an area of 1 Bigha 11 Cottah 11.7 Chittaks of land together with undivided proportionate indivisible share in the said premises lying and situated at Premises No. 138B Beliaghata Road.
11. **AND** thus aforesaid **Shri. Pankaj Jalan** and **Smt. Usha Jalan** have been jointly enjoying right title interest and physical possession in respect of the above mentioned property which is free from all encumbrances.

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No. REGN AA-236646
Receipt for Fees Deposited for Search or Inspection

Serial Number of application 1846

Date of application 11/11/19

Search for the year(s) 2002 → 2018

Name of office to which the record to be searched or inspected relates
DR+SR - Sealdah

Name of person or property to be searched

Nature of document 138 B, Belia Chata Rd.

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
D

3. From whom received R. Paul (Adv)

9. Fees paid under Article —

F (1) (i)

F (1) (ii)

F (2)

..... Registrar of

341



No. REGN AA 286804

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 5004
 - 2. Date of application 11-1-18
 - 3. Search for the year(s) 2002-18
 - 4. Name of office to which the record to be searched or inspected relates RA
 - 5. Name of person or property to be searched IT
 - 6. Nature of document
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) RA, Pte - 13 & B, Belkaghat
 - 8. From whom received
 - 9. Fees paid under Article — 187 R Paul
 - F (1) (i) RA
 - F (1) (ii)
 - F (2)
- Registrar of