

AI Document Summary

Document: Mother Deed / Title Deed

Property ID: 21833

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MOTHER DEED ANALYSIS

Report ID: RSA-MD-2026-9921

Analysis Date: 28 Mar 2026

DOCUMENT IDENTIFICATION

- **Document Number:** 42BB 911822
- **Execution Date:** 14th Nov 2021
- **Registration Office:** Sub-Registrar Office, North 24 Parganas, West Bengal

PARTIES INVOLVED

TRANSFEROR (Donors/Sellers):

1. **Name:** SMT. ANANYA MUKHERJEE
 - **Parentage:** D/o Late Alok Nath Mukherjee, W/o Rajesh Mukherjee
 - **Address:** Shanti Kunj, P.O. + P.S. Arrah, Bhojpur, Bihar — 802301
2. **Name:** SRI VIKRAM BOSE
 - **Parentage:** S/o Late S. K. Bose
 - **Address:** 44/B, Green View, P.O. + P.S. Sodepur, Dist. North 24-Parganas — 700110
3. **Name:** SRI AMITAVA CHATTERJEE
 - **Parentage:** S/o Late S. K. Bose
 - **Address:** 44/B, Green View, P.O. + P.S. Sodepur, Dist. North 24-Parganas — 700110

TRANSFeree (Donees/Buyers):

1. **Name:** SRI SUMIT MUKHERJEE

- **Parentage:** S/o Late Alok Nath Mukherjee
 - **Address:** B-12, Heritage Enclave, P.O. Garia, P.S. Patuli, Kolkata — 700084
2. **Name:** SMT. ISHANI DAS
- **Parentage:** W/o Abhijit Das, D/o Late Alok Nath Mukherjee
 - **Address:** B-12, Heritage Enclave, P.O. Garia, P.S. Patuli, Kolkata — 700084

PROPERTY DESCRIPTION

- **Survey Number:** R.S. Plot No. 412(P)
- **Location:** Mouza Kalikapur, J.L. No. 12 under P.S. Sonarpur, Dist. South 24 Parganas
- **Total Area:** 4 Cottahs 2 Chittaks (Bastu Land / Residential)
- **Boundaries:**
 - **North:** Private Road
 - **South:** Vacant Land (Plot 413)
 - **East:** Mukherjee Estate
 - **West:** Municipal Drainage Lane

CHAIN OF CUSTODY

- **Current Owners:** SRI SUMIT MUKHERJEE and SMT. ISHANI DAS
- **Mode of Acquisition:** Registered Gift Deed (from the Transferors listed above).
- **Previous Owner:** SMT. ANANYA MUKHERJEE & Others (Donors).
- **Root Title (Mother Title):** Originally held by **Late Maya Rani Mukherjee** (Mother of the parties). Property was acquired via R.R. & R. Department, Govt. of West Bengal.
- **Gap Analysis:** Detailed transition of title from the State to Maya Rani Mukherjee requires the original allotment letter/deed.

RED FLAGS & OBSERVATIONS

- **Missing Dates:** The specific day of execution on page 4 is faded.
- **Inheritance Proof:** Legal Heir Certificate of Late Maya Rani Mukherjee is required to validate the Donors' right to transfer.
- **Boundary Match:** The physical fencing must be cross-verified with the RS Map.

LEGAL STATUS & NEXT STEPS

Current Status: Title requires further verification of the root documents.

Action Plan:

1. **EC Search:** Conduct a 30-year search at the Registrar's office.
2. **Mutation Check:** Verify if the property is mutated in the names of the current owners in BL&LRO records.
3. **Tax Clearance:** Obtain the latest Khajna (Land Tax) receipts.
4. **Certified Copy:** Apply for a certified copy of the Mother Deed to check for any hidden mortgage endorsements.

DISCLAIMER: AI-generated summary. Consult advocate for final opinion.

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