

# PREM KUMAR SINGH

Advocate

Regn. No. (WB-1309/2004)

## REPORT ON TITLE

1) **OWNERS:** MR. MOHAN LAL MANNA, residing at 19/1, Kendua Main Road, Police Station:- Patuli, Kolkata:- 700 084, Post Office:- Garia, and MR. ANIL KUMAR MANNA, residing at 19/3, Kendua Main Road, Police Station:- Patuli, Kolkata:- 700 084, Post Office:- Garia .

### 2) DESCRIPTION OF THE PROPERTY:

All that the piece and parcel of the land measuring an area of 6(Six) Cottahs 15(Fifteen) Chittacks 0(Zero) sqft situate at Mouza:- Baishnabghata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 672 and 673 under Khatian No. 277 Police Station:- Jadavpur Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation and as Kolkata Municipal Corporation Premises No. 249 (Formerly Premises No. 249 and 251) Kendua Main Road, Ward No. 110, Kolkata 700 084, being Assessee No. 31-110-08-0249-5, (hereinafter referred to as the 'Said Premises).

### 3) COPIES OF THE DOCUMENTS PERUSED:

- By virtue of Partition Deed executed on 08/03/1966 registered with the Office of the Joint Registrar Alipore at Behala in Book No. I, Volume No. 5, Pages 110 to 114 being No. 1200 fro the year 1960.
- by a Deed of Gift dated 08/03/1972 and registered with the office of the Joinr Sub-Registrar Alipore, District Sub-Registrar, Alipore, District 24 Parganas (South) in Book No. I, Volume No. 22, Pages from 236 to 238, being No. 01005 for the year 1972
- hat by a Deed of Gift dated 31/11/2003and registered with the office of the District Sub-Registrar, Alipore, District 24 Parganas (South) in Book No. I, Volume No. 75, Pages from 283 to 297, being No. 01276 for the year 2004.
- by a Deed of Gift dated 14/08/2013and registered with the office of the District Sub-Registrar-I, Alipore, District 24 Parganas (South) in Book No. I, being No. 03408 for the year 2013
- Deed of Gift dated 14/08/2013and registered with the office of the District Sub-Registrar-I, Alipore, District 24 Parganas (South) in Book No. I, being No. 03412for the year 2013
- by a Deed of Gift dated 14/08/2013and registered with the office of the District Sub-Registrar-I, Alipore, District 24 Parganas (South) in Book No. I, being No. 03414for the year 2013

### 4) SCOPE OF LIMITATION:

To the extent possible, I have relied upon documents and records provided by the representative of the Owners above named and this Report is being prepared solely based on those. Valuation and physical verification of the Said premises is not part of our scope of work as such no physical verification of the Said Premises has been made by me.

I have taken due care for preparation of this report, however, I am not be responsible or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Owners or otherwise;

### 5) DEVOLUTION OF TITLE:

1. That one Sudhir Chandra Manna, during his life time was absolutely seized and possessed of or otherwise well and sufficiently jointly entitled to All that the piece and parcel of the land admeasuring an area of 13(Thirteen) Cottahs 1(One) Chittacks 0(Zero) sqft whereupon an 40 years old one storied tali building admeasuring an area of 520(Five Hundred Twenty) sqft situate at Mouza:- Baishnabghata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police

Office: - Room No. 10A, 5<sup>th</sup> Floor, Sagar Mansion, 2 No. Garstin Place, Kolkata:- 700 001,

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For TIRUPATI ENTERPRISE

S. Law Shri Sarou Singh

Proprietor

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Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), together with all easement rights upon the adjacent passage and the land and property for which the annual rent is payable to the District Collectorate South 24 Parganas, on behalf of the State of West Bengal, is comprised in Dag No. 672 and 673 under Khatian No. 277 under Additional District Sub-Registrar, Alipore, District 24 Parganas South, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature (By virtue of Partition Deed executed on 08/03/1966 registered with the Office of the Joint Registrar Alipore at Behala in Book No. 1, Volume No. 5, Pages 110 to 114 being No. 1200 fro the year 1960).

2. That thereafter a portion from the aforesaid land admeasuring an area of ~~6(Six) Cottahs 2(Two) Chittacks 0(Zero) sqft~~ situate at Mouza:- Baishnabghata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 672, under Khatian No. 277 Police station:- Jadavpur Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation and as Kolkata Municipal Corporation Premises No. 119, ~~Garia Park, Ward No. 110, Kolkata 700 084, being Asessee No. 31-110-06-119-5~~ and rest land admeasuring an area of ~~6(Six) Cottahs 15(Fifteen) Chittacks 0(Zero) sqft~~ situate at Mouza:- Baishnabghata, J.L. No: 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 672 and 673 under Khatian No. 277 Police station:- Jadavpur Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation and as Kolkata Municipal Corporation Premises No. 249 (Formerly Premises No. 249 and 251) ~~Kendua Main Road, Ward No. 110, Kolkata 700 084, being Asessee No. 31-110-08-0249-5~~ (herein after referred as the said Land).

3. The said Sudhir Chandra Manna, during his life time was a Hindu, was governed by the Dayabhaga School of Law, died intestate on 27/01/1975 leaving behind him surviving his widow Sarojini Manna, one son Mohan Lal Manna and only one daughter Kamala Mannawho upon his death became the owner of their respective undivided 1/3<sup>rd</sup> share and/or interest in respect of the said land.

4. That by a Deed of Gift dated 08/03/1972, executed by the said Sudhir Chandra Manna therein referred to as the Donor of the First Part and one Kamala Manna therein referred to as the Donee of the Other Part and registered with the office of the Joinr Sub-Registrar Alipore, District Sub-Registrar, Alipore, District 24 Parganas (South) in Book No. I, Volume No. 22, Pages from 236 to 238, being No. 01005 for the year 1972 the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned in favour of the Donee therein absolute and forever All that the land admeasuring ~~1(One) Cottahs 10(Ten) Chittacks 0(Zero) sqft~~ situate at Mouza:- Baishnabghata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 672 and 673 under Khatian No. 277 Police station:- Jadavpur Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation subsequently she got mutated her names with the records of Kolkata Municipal Corporation and Premises No. 251 was allotted against her name and she stated paying taxes thereon.

5. That by a Deed of Gift dated 31/11/2003, executed by the said Sarojini Manna therein referred to as the Donor of the First Part and one Mohan Lal Manna therein referred to as the Donee of the Other Part and registered with the office of the District Sub-Registrar, Alipore, District 24 Parganas (South) in Book No. I, Volume No. 75, Pages from 283 to 297, being No. 01276 for the year 2004 the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned her undivided 1/3<sup>rd</sup> share from the said Land form premises No. 119 Garia Park and 249 Kendua Main Road (Formerly premises No. 249 and 251) in favour of the Donee therein absolute and forever.

6. That by a Deed of Gift dated 14/08/2013, executed by the said Kamala Manna therein referred to as the Donor of the First Part and one Mohan Lal Manna therein referred to as the Donee of the Other Part and registered with the office of the District Sub-Registrar-I, Alipore, District 24 Parganas (South) in Book No. I, being No. 03408 for the year 2013 the said Donor therein gave, bequeathed granted, transferred, conveyed, (v)

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FOR TIROPATI ENTERPRISE

Sham Shu Saraulugh

Proprietor

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assured and assigned All that the land admeasuring 2(Two) Chittacks out of 1Cottahs 10 Chittcaks situate at Mouza:- Baishnabhata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 673 under Khatian No. 277 Police station:- Jadavpur Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation being formally Premises No. 251, Kendua Main Road, Ward No. 110, Kolkata 700 084, in favour of the Donee therein absolute and forever.

7. That by a Deed of Gift dated 14/08/2013, executed by the said Kamala Manna therein referred to as the Donor of the First Part and one Anil Kumar Manna therein referred to as the Donee of the Other Part and registered with the office of the District Sub-Registrar-I, Alipore, District 24 Parganas (South) in Book No. I, being No. 03412 for the year 2013 the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned All that the land admeasuring 1Cottahs 8 Chittcaks out of the remain ng 1Cottahs 10 Chittcaks situate at Mouza:- Baishnabhata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 673 under Khatian No. 277 Police station:- Jadavpur Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation being formally Premises No. 251, Kendua Main Road, Ward No. 110, Kolkata 700 084, in favour of the Donee therein absolute and forever.

8. That by a Deed of Gift dated 14/08/2013, executed by the said Kamala Manna therein referred to as the Donor of the First Part and one Anil Kumar Manna therein referred to as the Donee of the Other Part and registered with the office of the District Sub-Registrar-I, Alipore, District 24 Parganas (South) in Book No. I, being No. 03414 for the year 2013 the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned her undivided 1/3<sup>rd</sup> share from the said Land form premises No. 249 Kendua Main Road (Formerly premises No. 249 and 251) in favour of the Donee therein absolute and forever.

9. That thus the Owners jointly being desirous of developing the said *premises* and decided to construct multi storied residential building/complex on the said *premises* premises No. 119 Garia Park and 249 Kendua Main Road (Formerly premises No. 249 and 251) after demolition of the existing structures standing thereon. Thus the Owners jointly appointed one M/s Tirupati Enterprise, a proprietorship firm, as their Developer and/or Agent for the purpose of construction of a multi storied residential building/complex to be developed by the Developer on the said *Premises* and as such on 14/08/2013 the Owners jointly entered into an Agreement with the Developer herein and registered with the office of the District Sub- Registrar – I, South 24 Parganas in Book No. I CD Volume No.15, Pages 02229 to 02253 being Deed No. 03415 for the year 2013 on the terms and conditions as recorded in the said Developer's Agreement.

10. In accordance with the aforesaid Agreement dated 14/08/2013 Owners jointly duly executed a Power of Attorney dated 14/08/2013 registered with the office of the District Sub- Registrar – I, South 24 Parganas in Book No. I, CD Volume No.15, Pages 02254 to 02268 being Deed No. 03416 for the year 2013 in favour of said Tirupati Enterprise, a proprietorship firm, as their Developer inter alia permitting the Developer to enter into agreements for sale with prospective purchasers for sale of apartments and also to sign, execute and admit the necessary deeds of conveyance as well as submit all papers/documents and plans for approval, for the purpose of implementation and/or completion of the residential building.

11. That by a Deed of Declaration executed on 14/05/2015 the Owners herein, therein referred to as the Owners of the One Part and registered in the office of the District Sub-Registrar-I, Alipore, South 24 Paraganas and recorded in Book No. I, CD Volume No.8, from Pages 2863 to 2877, being No. 01460 of 2014, the said Parties therein corrected amended and/or rectified certain typographical mistakes.

12. Thus the said Owners herein became seized and possessed of and/or otherwise well and sufficiently entitled to the Said Premises.

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Shanbhav Sarav Singh

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6) SEARCHES MADE:

(i) Registry Office Search:

a) Index-II at the offices of (i) Registrar of Assurances, Kolkata from 2001 to 2021 (ii) District Registrar, Alipore from 2008 to 2021 and (iii) Sub-Registrar, Alipore from 2001 to 2021 in respect of Premises No. 249, Kendua Main Road.

b) Index-I searching in the names of MR. MOHAN LAL MANNA and MR. ANIL KUMAR MANNA at the offices of (i) Registrar of Assurances, Kolkata since 2008 to 2021, (ii) District Registrar, Alipore since 2008 to 2021 and (iii) District Sub-Registrar, Alipore from 2008 to August 20, 2021.

(ii) Court Searches:

Before the Learned District Court complex of Alipore in the names of MR. MOHAN LAL MANNA and MR. ANIL KUMAR MANNA.

7) RESULT OF SEARCHES:

Registration Offices:

From the Index-II searches before the registered offices mentioned in point no. 5(i)(a) it transpires that there is no adverse entry .

From the Index-I searches before the registered offices mentioned in point no. 5(i)(b) it transpires that there is no adverse entry in the names of MR. MOHAN LAL MANNA and MR. ANIL KUMAR MANNA.

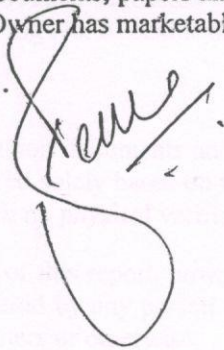
Courts:

From the searches made in the suit register of the aforesaid court in the aforementioned name as mentioned in point no. 5(ii) it transpires that there is no pending cases in the names of MR. MOHAN LAL MANNA and MR. ANIL KUMAR MANNA.

8) CONCLUSION:

Considering the abovementioned documents, papers and searches, we are of the view that the title of the said Premises is free from encumbrances and the Owner has marketable title to the same.

Dated this 10<sup>th</sup> day of October, 2021.



For TIRUPATI ENTERPRISE

*Sham Bhu Sarav Singh*

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