



Debjyoti Ghosh

Advocate

Contact No. (+91) 9836016301

E-mail id: - debjyoti.ghosh85@gmail.com

Ref.

Date: 6.5.2022

TITLE REPORT

1	Name & Address of the Owner(s)	INDIAN CHURCH TRUSTEES , 224, A.J.C Bose Road, Kolkata- 700017, Police Station- Karaya, Ward No. 69 of the Kolkata Municipal Corporation
2	Location of the land	ALL THAT piece and parcel of land with structure lying and situated at <u>224 Lower Circular Road</u> (subsequently renamed as Acharya Jagadish Chandra Bose Road) Calcutta measuring <u>9 Bighas 1 Cottah 13 Chitaks and 10 Sq.Ft.</u> hereinafter referred to as the Said Property.
3	Full Description of Property	A. Subject: - ALL THAT upper roomed messuages tenement or dwelling house called or known as 23, Lower Circular Road with the godowns stables coach houses and other out buildings garden and compound thereto belonging and containing together with the site of the said messuages and buildings <u>Eighteen Bighas Seventeen Cottahs and Six Chittacks</u> or thereabouts situate on the South side of and being no. <u>23, Lower Circular Road</u> in Dihi Panchanagram in the District of 24 Parganas. B. Project Land (Renamed the above as): ALL THAT piece and parcel of land with structure lying and situated at <u>224 Lower Circular Road</u> (subsequently renamed as Acharya Jagadish Chandra Bose Road) Calcutta measuring <u>9 Bighas 1 Cottah 13 Chitaks and 10 Sq.Ft.</u> hereinafter referred to as the Said

Residency cum Chamber- Swapnapuri Apartment, Flat No. 1B, 2nd Floor, 68/159, Jessore Road, Kolkata- 700074

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		Property.
3.1	Nature of Immovable Property	LAND WITH STRUCTURES
3.2	Name of Gram Panchayat/ Municipality/ Municipal Corporation	Kolkata Municipal Corporation
3.3	Nature of Ownership	Land or Land with structure as per Schedule
4	Tracing of title	i. WHEREAS Nawab Nazir Siddee Nuzur Ali Khan Bahadour late of Ballygunge in the suburbs of Calcutta and District of the Twenty Four Pargunnahs Zamindar being at the date of his <i>Will</i> hereinafter recited and from thenceforth to the day of his death seized in fee simple (amongst other property) to the messuages lands hereditament and premises herein after particularly mentioned and intended to be hereby granted and releases with their appurtenances and being an Ennoc duly made and executed his last <i>Will</i> and testament in writing bearing date on or about the 25 th day of February, 1873 and thereby grace devised and bequeathed all his real and personal estate whatsoever and wheresoever of which he should be seized and possessed at the time of the death unto the said Meer Mohammad Cazim Jawahery upon trust at his discretion and at his absolute

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			<p>authority and as and when he or any other trustee or trustees for the time being of his <i>Will</i> should think to sell and dispose of collect and get in and convert into money all and singular his said real and personal estate or any or such portion thereof as his the said Meer Mohammad Cazim Jawahery and any trustee or trustees for the time being of his said <i>Will</i> should in his or their discretion think fit or advisable and whereas the said Nawab Nazir Siddee Nuzur Ali Khan Bahadoor departed this life at kurballah in Arabia in or about the month of April in the Christmas year one thousand eight hundred and seventy six without having altered or revoked his said <i>Will</i> the execution whereof was duly proved by the said Meer Mohamed Cazim Jawahery in the court of the District Judge of Twenty Four Pargunnahs on the Thirteenth day of May in the Christmas year one thousand eight hundred and Seventy Six by the evidence of Ram Konoy Sen late an interpreter and translator of the High Court of Judicature at Fort William in Bengal and Brojo Nath Sircar and article clerk to incpiinrs Gray Sen and Tarr in a certain matter no. 38 of 1876 in the said court of the said District Judge of the said Twenty Four Pargunnahs.</p> <p>ii. And whereas pursuant to a certain order of the</p>
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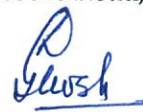
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			<p>court of the District Judge of the Twenty Four Pargunnas on and bearing date the 14/08/1876 and made in Case No. 38 of 1876 a certificate dated the 29/08/1876 was granted by the Court of the said District Court to the said Meer Mohammad Cazim Jawahery.</p> <p>iii. And whereas the said Meer Mohammad Cazim Jawahery has agreed with The Incorporated Society for the Propagation of the Gospel for the sale to them of All that the property being premises no.23 Lower Circular Road measuring 18 Bighas Seventeen Cottahs and Six Chittaks more or less (Said Entire Property), together with dwelling houses, stables gardens etc in Dihi Panchannagram in the District of 24 Parganas Sub-District of Alipore</p> <p>iv. By an Indenture dated 5.10.1880 executed by and between one Mir Mohammed Cazim of No.19, Chitpore Road therein referred to as the Vendor of the one part and The Incorporated Society for the Propagation of the Gospel in Foreign Parts, (hereinafter referred to as the Said Society) therein referred to as the Purchaser of the Other Part and registered in the Office of the Sub Registrar Alipore, in Book No.I, Volume No.40 pages 193 to 199 Being No.3092 for the year 1880 the Vendor therein for the consideration stated therein sold transferred and conveyed All that the property</p>
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			<p>being premises no.23 Lower Circular Road measuring 18 Bighas Seventeen Cottahs and Six Chittaks more or less (Said Entire Property), together with dwelling houses, stables gardens etc in Dihi Panchannagram in the District of 24 Parganas Sub-District of Alipore.</p> <p>v. The said Entire Property was later sub-divided into several smaller plots including premises No. 224 Lower Circular Road (subsequently renamed as Acharya Jagadish Chandra Bose Road) Calcutta measuring 9 Bighas 1 Cottah 13 Chitaks and 10 Sq.Ft. hereinafter referred to as the Said Property.</p> <p>vi. By a notification published in the Gazette Of India on July 20, 1929 George The Fifth, the then Emperor of India granted a Charter of Incorporation to the Indian Church Trustees whereby all properties held till then for the benefit of the Indian Church which was earlier formed under the Indian Church Act,1927, should vest in the Indian Church Trustees and further authorized the Indian Church Trustees to acquire either by purchase or otherwise receive and hold any land ,tenement and hereditament whatsoever or interest therein and any investments, money goods chattels or other personal property which may be transferred or paid to the Trustees pursuant to the Indian Trust Act 1927 and the rules framed there</p>
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			<p>under or which may be assured given devised or bequeathed to the Trustees by any person or persons company or corporation or body politic capable of making an assurance gift devise or bequest thereof for the purposes of the Indian Church or any part or parts thereof or upon any special Trusts.</p> <p>vii. Pursuant to the said notification, at a meeting held on 12th December, 1957, of the Said Society resolved to transfer the said Property in favor of the Indian Church Trustees for better management, protection and preservation.</p> <p>viii. By a Declaration dated 20th day of October, 1960 made by the Said Society for the Propagation of the Gospel in Foreign Parts and registered in the Office of the Registrar of Assurances in Book No.I, Volume No. 135, Pages 133 to 136, Being No. 5076 for the year 1960, the said Society made a declaration of vesting the Said Entire Property including the Said Property in the said Indian Church Trustees</p> <p>ix. Since then, Indian Church Trustees uninterruptedly enjoying and possessing the above captioned property and accordingly paid the KMC property tax before the Kolkata Municipal Corporation.</p>
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5	Title deeds / document details under which ownership is acquired	Owner/Details of Issuing Office	Name/nature of Deed or Document	Details like Regd. etc.
5.1	List of Deeds/ Indentures	<ol style="list-style-type: none">1. Type copy of the registered document duly recorded in Book No.I, Volume No.40 pages 193 to 199 Being No.3092 for the year 1880 registered with the office of Sub Registrar Alipore and accordingly verified with the Original and seems to me as true copy;2. Notification published in the Gazette Of India on July 20, 19293. Registered Declaration duly recorded Book No. I, Volume No. 135, Pages 133 to 136, Being No. 5076 for the year 1960 which was registered in the Office of the Registrar of Assurances		
6	List of encumbrances	1) Nature of Encumbrance:		
		Mortgage	NO	
		Lien	NO	
		Lease/ Tenancy	NO	
		Right to specific performance under an agreement to sell	NO	

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			Liens/ First Charge under laws	NO
			Right of reversion to Govt.	NO
			Lispendens	NO
			2) Name of the person in whose favor encumbrance is subsisting	N.A
			3) Date on which encumbrance has come into existence.	N.A
7		View on encumbrances	On the basis of the searches made, we state that the property is absolutely free and unencumbered.	
8	8.1	Regulatory Issues	<u>Clearly provide the following details:</u>	
			<p>➤ Whether the property is affected by Land Ceiling Law: Ans. NO</p> <p>➤ Whether the property is affected by Forest Law: Ans: NO</p> <p>➤ Whether the property is affected by litigation Ans: NO</p> <p>➤ Whether the property is affected by Urban Land Ceiling Law:</p>	

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			<p>Ans: NO</p> <p>➤ Whether the property is affected by Environmental Law:</p> <p>Ans: NO</p> <p>➤ Whether the property is affected by user restrictions under Municipal/Revenue Law:</p> <p>Ans: NO</p> <p>➤ Any other regulatory issue relating to property:</p> <p>Ans: NO</p>
9	List of documents/deeds provided to us & perused by us		<ol style="list-style-type: none">1. Type copy of the registered document duly recorded in Book No.I, Volume No.40 pages 193 to 199 Being No.3092 for the year 1880 registered with the office of Sub Registrar Alipore and accordingly verified with the Original and seems to me as true copy;2. Notification published in the Gazette Of India on July 20, 19293. Registered Declaration duly recorded Book No. I, Volume No. 135, Pages 133 to 136, Being No. 5076 for the year 1960 which was registered in the Office of the Registrar of Assurances
10	Offices Searched		As per ANNEXURE-A
11	Whether the documents examined		

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ADM



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	are duly stamped as per the Stamp Act.	YES
12	Certificate Examination of	<i>This is to certify that we have examined each & every page of the documents required for giving the title clearance certificate and did not find that transactions under the document are sham and fictitious. We further certify that the stamp used on the main title deeds are presumed to be genuine and documents are duly registered.</i>
13	RoC Search	Not Applicable
14	Certificate of Title	<i>This is to certify that the title of the land of the present land Owners are clear, unencumbered and marketable without requirement of any further act or deed on their part.</i>

Place: Kolkata.

Dated this 06th day of MAY, 2022.

DRAFTED BY ME
(As Per Instruction)

Debjyoti Ghosh

(DEBJYOTI GHOSH)

ADVOCATE

SEALDAH CIVIL COURT

(ADVOCATE)

WB/547/2009

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ANNEXURE A

I. Regarding **Kolkata Municipal Corporation Searching** in respect of Assessee No. 110690100010 of the premises 224, Acharya Jagadish Chandra Bose Road wherefrom it reflects that there is no outstanding dues in respect of the above mentioned project land. (Copy of NOC annexed hereto)

Copy annexed hereto.

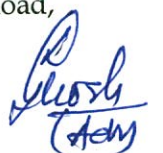
II. Report in respect of Index-II Searching (224, A.J.C. Bose Road) which was made through Sheikh Khokan, before **Additional Registrar of Assurances – I, Kolkata, District Registrar, Alipore, Sub Registrar, Alipore** for the period of 1950-2018

a. Additional Registrar of Assurances- I, Kolkata for the period of 1950-2018

• **Some adverse entries found which are as follows: -**

Sl. No	Nature of transaction	Registration details	Area
1	Lease	Deed No. 03558/2009, Pages from 935-963	657 sq. ft
2	Sale	Deed No. 01200/2009, Pages from 1179-1205	1012 sq. ft
3	Sale	Deed No. 01286/2009, Pages from 7174-7219	706 sq. ft
4	Sale	Deed No. 0412/ 2009, Pages from 422-455	1012 sq. ft
5	Sale	Deed No. 0415/2009, Pages from 529-562	696 sq. ft
6	Sale	Deed No. 0418/2009, Pages from 641-674	706 sq. ft
7	Sale	Deed No. 0421/2009, Pages from 752-785	696 sq. ft
8	Sale	Deed No. 0568/2009, Pages from 7318-7349	706 sq. ft
9	Sale	Deed No. 0569/2009, Pages from 7350-7375	1134 sq. ft
10	Declaration	Deed No. 04100/2010, Pages from 9405-9415	3850 sq. ft
11	Do	Deed No. 09756/2010, Pages from 2569-2579	706 sq. ft
12	Sale	Deed No. 11007/2010, Page from 873-899	1012 sq.ft
13	Sale	Deed No. 3527/2011, Page from 9640 to 9668	1012 sq. ft
14	Sale	Deed No 0205/2011, Page From 5383 to 5410	696 sq.ft
15	Sale	Deed No. 0206/ 2011, Page from 5383 to 5410	713 sq.ft
16	Sale	Deed No. 6112/2012, Page from- 7988 to 8016	706 sq. ft
17	Declaration	Deed No. 4527/2013, Page from 1586 to 1596	3850 sq. ft

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18	Declaration	Deed No 04528/2013, Page from 1597 to 1607	3150 sq.ft
19	Sale	Deed No 08592/2014, Page from 2451 to 2465	120 sq. ft
20	Sale	Deed No. 08592/2014, Page from 2451 to 2465	1402 t

b. District Registrar, Alipore for the period of 1950-2018

Sl. No	Nature of transaction	Registration details	Area
1	Lease	Deed No. 03628/2013, Pages from 6992-7018	1012 sq. ft
2	Lease	Deed No. 01254/2017, Pages from 32650 - 32680	110 sq. ft
3	Lease	Deed No. 01255/2017, Pages from 32681-32711	110 sq. ft
4	Lease	Deed No. 01256/ 2017, Pages from 32712-32742	110 sq. ft

c. Sub Registrar, Alipore, for the period of 1950 - 2018

No adverse entries found

Copy annexed hereto.

➤ **Opinion in respect of the above: -**

Apropos of the above findings, we caused inspection of the aforesaid Deeds and / or Index – I Searching i.e., in the name of The Incorporated Society for the Propagation of the Gospel in Foreign Parts and Indian Church Trustees in order to cross verify the aforesaid deeds and certify the title as good and marketable

From the inspection of the aforesaid Deeds it transpires that the aforesaid entries is not affecting the title of The Incorporated Society for the Propagation of the Gospel in Foreign Parts and/ or Indian Church Trustees

Copy enclosed.

III. Court Searching in the name of India Church Trustees in respect of the aforesaid subject land before the **Ld 2nd Civil Judge (Jr Divn) at Alipore & Ld.**

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2nd Civil Judge (Sr. Divn.) at Alipore for the period of 2007- 2018 was done through Advocate P. Ghosh Majumdar from which we came to know the following ***“No such Title Suit and Money Suit have been found during the year 2007 to till date”.***

Copy annexed hereto.

DRAFTED BY ME
(As Per Instruction)

Debjyoti Ghosh

(DEBJYOTI GHOSH)
ADVOCATE
SEALDAH CIVIL COURT
KOLKATA-700 014
WP/547/2009