

# C. K. DEORA & COMPANY

SOLICITORS & ADVOCATES

10, Old Post Office Street, Kolkata - 700 001, Ph. : 91-33-2243-9227/29  
Fax : 91-33-2243-9229, E-mail : ck\_deora@yahoo.com

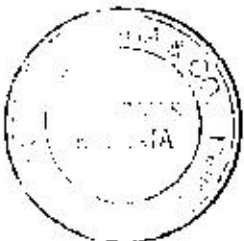
C. K. DEORA  
SUDHA AGARWAL  
ANJANA BANERJEE

## REPORT ON TITLE

**Re:** Premises No. 59 & 59A, Kalupara Lane, P.S. Kasba, KMC Ward No. 91, Kolkata-700031 with common passage in the middle, now all amalgamated as municipal premises No. 59, Kalupara Lane, Kolkata-700031

### **A. ABSTRACT OF TITLE:**

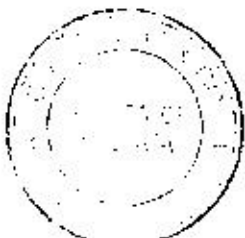
1. By a Deed of Family Partition registered with D.S.R., Alipore in Book No. I, Volume No. 86, Pages 102 to 109, being No. 2679 for the year 1973, one Dasarathi Sadhukha was absolutely allotted a plot admeasuring 4 cottah 12 chittack 27 sq. ft. with half share in the adjoining common passage out of Dag No. 540 appertaining to Khatian No. 285, Mouza Dhakuria, J.L. No. 18, P.S. Kasba, District 24 Parganas(South), being the western side demarcated land of the municipal premises No. 59, Kalupara Lane, Calcutta.
2. By the same registered Deed of Family Partition Smt. Indumati Sadhukhan and Balai Chandra Sadhukhan respectively the wife and son of Late Brojo Dulal Sadhukhan were jointly allotted the adjoining plot admeasuring 4 cottah 12 chittack 35 sq. ft. with half share in the said adjoining and in between common passage out of the aforesaid Dag No. 540, Khatian No. 285, Mouza Dhakuria, J.L. No. 18, P.S. Kasba, District 24 Parganas(South), being the eastern side demarcated land, which plot was



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later separated and known and numbered as municipal premises No. 59A, Kalupara Lane, Calcutta.

3. The eastern portion of the said original premises allotted to Indumati Sadhukhan and Balai Chandra Sadhukhan was separated and numbered as 59A, Kalupara Lane, whereas the portion allotted to the said Dasarathi Sadhukha remained as 59, Kalupara Lane with a private common passage between the two premises.
4. The said Dasharathi Sadhukha died intestate on 29.9.1974 leaving him surviving his wife Gauri Sadhukha, two sons Amal Kumar Sadhukha and Bimal Sadhukhan and two married daughters namely Sadhyarani Mal and Renuka Sadhukha who became entitled to premises No. 59, Kalupara Lane in equal shares. The said Bimal Sadhukhan died on 22.3.2003 as a bachelor.
5. By a registered Deed of Gift dated 1.8.2003 registered with Registrar of Assurances, Kolkata in Book No. I, Volume No. 1, Pages 1 to 13, being No. 3229 for the year 2004 the said Gauri Sadhukha, Sandhya Rani Mal and Renuka Sadhukha transferred their undivided 3/4<sup>th</sup> share in the said demarcated plot being western portion of said Dag No. 540, Khatian No. 285, Mouza Dhakuria, J.L. No. 18, P.S. Kasba, 24 Parganas (South) also



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being portion of the said premises No. 59, Kalupara Lane to the said Amal Kumar Sadhukhan absolutely and forever.

6. By a registered Deed of Conveyance dated 8.12.2010 registered with DSR-III Alipore in Book No. I, CD Volume No. 17 Pages 3543 to 3562 being No. 09026 for the year 2010 the said Amal Kumar Sadhukha sold the said premises No. 59 Kalupara Lane, Kolkata admeasuring 4 cottah 12 chittack 27 sq. ft. together with share in the common passage admeasuring 8 chittack 19 sq. ft. to the present owners Smt. Indumati Sadhukhan and Balai Chandra Sadhukhan.
7. The present owners of the two portions namely Indumati Sadhukhan and Balai Chandra Sadhukhan thereafter applied for amalgamation of the two portions or premises together with the said common passage in between and the KMC has allowed the amalgamation thereof and the amalgamated premises is numbered as 59 Kalupara Lane, Kolkata-700031 admeasuring 10 cottah 1 chittack and 36 sq. ft. vide Assessee No. 21-091-08-0087-5.

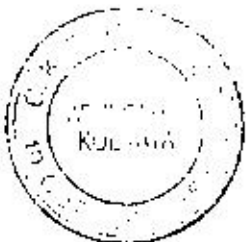
**B. SEARCHES & INSPECTION:**

1. We have carried out the searches in the four registry offices through our searching clerk Mrs. G. Saha with reference to both the aforesaid two premises Nos. 59 and 59A, Kalupara Lane, as follows:-



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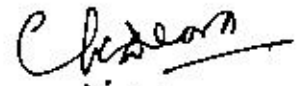
- a) Registrar of Assurances, Kolkata, Index II for the years 1984 to 2013;
  - b) District Registration Office-III, Alipore Index II for the years 1984 to 2013;
  - c) A.D.S.R. Sealdah Index-II for the years 1986 to 2013;
  - d) A.D.S.R. Alipore Index II for the years 1984 to 1986. After 1986 the Kasba P.S. jurisdiction was transferred to A.D.S.R., Sealdah.
2. We found only one entry in A.D.S.R.-III of sale of 59 Kalupara Lane being Sale Deed dated 8.12.2010 in Book No. I, CD Volume No. 17, Pages 3543 to 3562, being No. 09026 for the year 2010. It is remarkable that we did not find the entry of the aforesaid Deed of Gift dated 1.8.2003 being No. 3229 for the year 2004 as the same has been indexed under Dag No. 540, Mouza Dhakuria and not under 59 Kalupara Lane.
3. We have examined the certified copies of the aforesaid Gift Deed dated 1.8.2003 and Sale Deed dated 8.12.2010 and found the same in order.
4. The Registration Office Money Receipts and the Field Notes of the Searcher for the above searches are enclosed.
5. We have inspected the amalgamation certificate of the KMC dated 21.10.2011 and the KMC Mutation Certificate dated 9.2.2012 in respect of the amalgamated premises No. 59 Kalupara Lane, Kolkata.



C. CONCLUSION

In our opinion, the present owners Mrs. Indumati Sadhukhan and Balai Chandra Sadhukhan are the absolute owners of the amalgamated premises No. 59 Kalupara Lane, Kolkata-700031.

For C.K. Deora & Company

  
Advocate

Dated : 29.11.2013



Encl: as above