

**PRELIMINARY TITLE REPORT**

**Re : ALL THAT** piece and parcel of bastu land measuring an area of 5 Cottahs more or less, togetherwith tin-shed structure hereunder mentioned, situate and lying at Premises No. 150D/2, Maniktala Main Road, (and being portion of Premises No. 150D, Maniktala Main Road) P.S. – Maniktala, P.O.- Kankurgachi, Kolkata – 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah (**Said Property**).

**I. DGCUMENTS RECEIVED**

**(a)Title Deed and other connecting documents:**

- i) Photocopy of the Indenture dated 22<sup>nd</sup> November, 1996 between one Sanjay Kumar Dey, Sreela Dey and Biswajit Dey and Mira Kundu duly registered with the office of the ADSR, Sealdah in Book No 1, Volume No. 04, Pages nos 276 to 279, Deed No. 107 for the year 1997.
- ii) Kolkata Municipal Corporation Property Tax Bill 2021 – 2022
- iii) Kolkata Municipal Corporation payment receipt 2019- 2020
- iv) Photocopy of the certified copy of the Inspection Book of Premises No. 150D/2, Maniktala Main Road, Kolkata

**(b) FLOW OF TITLE**

- (a) That by a Deed of Conveyance dated 22<sup>nd</sup> November, 1996, registered and recorded in Book No 1, Volume No. 04, Pages nos 276 to 279, Deed No. 107 for the year 1997 at the office of the ADSR, Sealdah, one Sri. Sanjay Kumar Dey, Smt. Sreela Dey, and Sri. Biswajit Dey, for the consideration and on the terms and conditions therein mentioned, sold, transferred and conveyed **ALL THAT** land measuring an area of about 5 Cottahs more or less, togetherwith structure therein mentioned, situate and lying at Premises No. 150D, Maniktala Main Road, P.S. – Maniktala, P.O.- Kankurgachi, Calcutta – 700054, under the jurisdiction of A.D.S.R, Sealdah, in favour of One Smt. Mira Kundu.
- (b) By virtue of the aforesaid, the said Smt. Mira Kundu became the absolute Owner of the said Property.
- (c) The said Smt. Mira Kundu mutated her name in the records of the then Calcutta Municipal Corporation (now Kolkata Municipal Corporation) being Assessee No. 110320902927, and the said property was separated and re-numbered as Premises No. 150D/2, Maniktala Main Road, Kolkata – 700054, emerging out of Premises No. 150D, Maniktala Main Road.

**(c) SEARCHING –**

We caused to be made necessary searches in respect of premises No. Premises No. 150D/2, Maniktala Main Road, Kolkata – 700054, with regard to encumbrances, if any, on the said property and the position is as follows :

**(A) Registration Of Assurances, Calcutta-**

(I) Searches were conducted in Index – II in respect of the said property for the period from 1992 to 2022 (30 Years). Index Book for the most of the years are reported to be torn and damaged. No document was found to have been registered for the remaining years in respect of the said premises.

**(B) District Registrar, Alipore :**

(I) Searches were conducted in Index – II in respect of the said property for the period from 1992 to 2022 (30 Years). Index Book for the most of the years are reported to be torn and damaged. No document was found to have been registered for the remaining years in respect of the said premises.

**(C) Additional District Sub-Registrar, Sealdah :**

- I. Searches were conducted in Index – II in respect of the said property for the period from 1992 to 2022 (30 Years). Index Book for the most of the years are reported to be torn and damaged. No document was found to have been registered for the remaining years in respect of the said premises.

**(D) Courts where searches have been conducted:**

Searches were carried out in the name of Mira Kundu (2011-2022):

- I. Searches are being conducted (a) for the years 2011 to till date in the Court of the Ld. Civil Judge (Junior) Division dated 01/06/2022 as per C.I.S. and (b) for the years 2011 to 03.06.2022 in the Court of the Ld. Civil Judge (Senior) Division dated 03.06.2022 as per the relevant registrar.

Please see attachment "A".



**(E) Department where searches have been conducted:**

**(I) Kolkata Municipal Corporation**

(a) The name of Mira Kundu appears as the recorded Owner in the records of the Kolkata Municipal Corporation under Assessee no. 110320902927.

(b) Outstanding dues remains towards property tax for the year 2021 -2022

**(II) Thika Tenancy**

Searches are conducted in the relevant records of the Thika Tenancy vide RTI application being Memo no. N/03/KTT/22, that no return has been filed or made claiming Thika Tenant in respect of the said property.

**CONCLUSION**

In view of Indices (Registers) for several years at the concerned registration offices being torn/partially torn/damaged etc., searches for such years could not be made. We would however mention that the searches undertaken by us relate to encumbrances created by any act of party and do not extend to the charge created by operation of law.

Thanking You

*Paroma Sengupta*

No. REGN BB 019531

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application.....15931

2. Date of application ..... 30/5/22

3. Search for the year (s) ..... 1992-2022

4. Name of office to which the record to be searched or inspected relates .....  
DPT SR Sealdah

5. Name of person or property to be searched 150D/2 ..... main/tele

6. Nature of document ..... main RD

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....  
4

8. From whom received ..... Saha

9. Fees paid under Article

- F (1) (i)
- F (2) (ii)
- F (2)



..... Registrar of .....

No. REGN BB 205496

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 60491

Date of application ..... 30/5/22

Search for the year (s) ..... 1997-22

Name of office to which the record to be searched or inspected relates ..... A

Name of person or property to be searched ..... E

Nature of document .....

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 1500 / 2 memek Taha

Maha 1/1

From whom received ..... S. Saha

Fees paid under Article —

302

(1) (i)

(2) (ii)

(2)

[Signature]

..... Registrar of .....

Pr: 150D/2 (fmy 150D), Manicktala Main Rd. W.

P.S. Manicktala.

Index-11

1992 to 2022

DR (DSR-II) Alipm

1992 to 2002 - m

Compute

2003 to 2022 - m

A.D.S.R. Seal Lake

1992 to 2007 - m

Compute

2008 to 2022 - m

R.A.W. (ARAI)

1992 to 2001 - m

Compute

2002 to 2022 - m



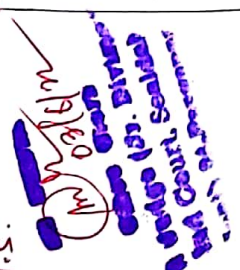
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Indices are necessary?  
changed - all for  
My  
3/5/22

My  
3/5/22






WEST BENGAL FORM NO : 870

High Court Form No. (M) 55 (CIVIL) / (M) (CRIMINAL)  
APPLICATION FOR INFORMATION

Sl. No. & Date (1)	NAME & RESIDENT OF THE APPLICANT (2)	NATURE OF INFORMATION REQUIRED (3)	DATE ON WHICH INFORMATION TO BE READY (4)	SIGNATURE OF OFFICER RECEIVING REMARKS OF APPLICANT (5)	REMARKS (6)
257 03/06/22 76	S. Mukherjee Adv.	<p>In the Court of the Ld. Civil Judge (<del>Senior</del> / Junior) Division at <u>Seaklah</u></p> <p>✓ WHETHER there is any Title Suit / Money Suit / Title Execution has been filled / pending against:-</p> <p>Name: <u>MIRA KUNDU w/o NARAYAN CH. KUNDU</u></p> <p>In respect of Pre. No. <u>150 D/2, MANICKSTALA, MAIN ROAD</u></p> <p>Mouza: ..... Dag: ..... Kh: .....</p> <p>P.S. <u>MANICKSTALA</u> Dist. <u>SOUTH 24 BAGAN</u></p> <p>For the year <u>201</u> to <u>2022</u> till date.</p> <p>If so please give details.</p>	03/06/22		<p>There is no Title Suit has been pending against Mira Kundu in respect of Pre. No. 150 D/2, Manicktala Main Road P.S. Mainktala for the year 2011 to 03.06.2022 as per c.i.s.</p>  

WEST BENGAL FORM NO : 870

High Court Form No. (M) 55 (CIVIL) / (M) (CRIMINAL)  
APPLICATION FOR INFORMATION

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<p>658 01/6/22</p> <p>(62/140)</p> 	<p>S. Mukherjee Adv.</p> 	<p>In the Court of the Ld. Civil Judge (Senior/Junior) Division at <u>Seakalah</u></p> <p>✓ WHETHER there is any Title Suit / Money Suit / Title Execution has been filled / pending against:- Name: <u>M. Siva K. Kundu w/o. Narayan Ch. Kundu</u> In respect of Pre. No. <u>150 D/2</u> <u>Manickhala Main Road</u> Mouza..... Dag..... Kh..... <u>P.S. Manickhala</u>..... Dist. <u>South 24 Pargana</u> For the year <u>2011</u> to <u>2022</u> till date. If so please give details.</p>	<p>01/6/22</p>		<p>No such.....has been filed in this court against the Person mentioned in the application during the period of.....to..... <u>2011</u> to <u>till date</u> as I found from the relevant Register.</p> <p><u>T.S.</u> <u>01/6/22</u></p>





(20)

**GOVERNMENT OF WEST BENGAL  
OFFICE OF THE OFFICER-IN-CHARGE  
NARKELDANGA REGIONAL THIKA TENANCY OFFICE  
125B, HEMCHANDRA NASKAR ROAD, KOL-10**

Memo No. N/03 /KTT/22

Dated : 14.08.2022

To  
Paroma Sengupta,  
4, Government Place (North),  
Room No. 612, 6<sup>th</sup> Floor,  
Delata House,  
Kolkata 700001

**Sub- Reply to application under R.T.I**

**Ref- Your letter for premises no. 150D/2, Maniktala Main Road, Kolkata – 700054**

On verification of the presently available Office records no return claiming to be a "thika tenant" in respect of the above noted premises is found and no question for determination of the same so far arises.

  
13/08/22

Officer-in-Charge  
Narkeldanga Regional  
Thika Tenancy Office  
125B, Hem Chandra Naskar Road  
Officer-in-Charge  
Narkeldanga Thika Tenancy

