

Advocate.

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To  
Giriraj Kumar Tekriwal,  
22/1, Madan Chatterjee Lane,  
Kolkata-700 007.

Dear Sir,

**SEARCH REPORT OF MR. RANAJIT CHOWDHURY, ADVOCATE**

12 .08.08

This has reference to your instruction sending therewith Xerox copy of the Registered Deed of Conveyance dated 31<sup>st</sup> May, 1918 being Deed No. 2295 for the year 1918, death Certificate of Beni Prasad Tekriwal, KMC Tax Receipt in respect of 14, Madan Chatterjee Lane, Kolkata, Order of KMC dated 28<sup>th</sup> May, 1986 regarding Mutation, Kolkata Corporation Tax Bill dated 6<sup>th</sup> June, 1983, Death Certificate of Rukmini Devi Podder with a request to give you Searching Report and an opinion in respect of the documents mentioned above and its legality.

I am giving my report as mentioned below :

**1. Name/s of All Title Holders : Deed No.2295 for the year 1918..**

Issurdas Tekriwal of 5, Madan Chatterjee Lane, Kolkata

**2. Details of the property : Deed No. 2295 for the year 1918 .**

ALL THAT Three (3) Storied Brick Built Messuage Tenement heridetaments and Premises together with the rent free Land whereon and as part thereof the same is erected and built containing by estimated Fourteen (14) Cottahs be the same little more ro less (wrongly described in some of the previous occupants as Seven (7) Cottahs or One (1) Bigha Two Cottahs) being Premises No. 14 (Formerly Number. 7. Madan Mchan Chatterjee Lane), Kolkata, 700 007.

**3. Details of Documents relied upon : Deed No. 2295 for the year 1918 .**

Xerox copy of the Registered Deed of Conveyance dated 31<sup>st</sup> May, 1918 being Deed No. 2295 for the year 1918, death Certificate of Beni Prasad Tekriwal, KMC Tax Receipt in respect of 14, Madan Chatterjee Lane, Kolkata, Order of KMC dated 28<sup>th</sup> May, 1986 regarding Mutation, Kolkata Corporation Tax Bill dated 6<sup>th</sup> June, 1983, Death Certificate of Rukmini Devi Podder.



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#### 4. Tracing of Title : 2295 for the year 1918:

I have caused necessary searches of the documents and papers related to the above mentioned Registered Deeds in the Office of the Registrar of Assurances, Kolkata of Index II, since 1978 to 2008 till the date wherefrom it appears that one Dewarkanath Tagore was the absolute owner of **ALL THAT** Three (3) Storied Brick Built Messuage Tenement hereditaments and Premises together with the rent free Land whereon and as part thereof the same is erected and built containing by estimated Fourteen (14) Cottahs be the same little more or less (wrongly described in some of the previous occupants as Seven (7) Cottahs or One (1) Bigha Two Cottahs) being Premises No. 14 (Formerly Number, 7, Madan Mohan Chatterjee Lane), Kolkata, 700 007.

The said Dewarkanath Tagore though intended to handover the said property to his Cousin Smt. Binodini Devi but no formal Deed could be executed.

The said Dewarkanath Tagore died intestate leaving behind him his Three sons namely Sri Debendra Nath Tegore, Girindra Nath Tegore and Nagandra Nath Tegore.

The said Girindra Nath Tegore before his death executed a Will and Testament by which he bequeathed the said Nagendranath Tegore as the sole executor of his said will who subsequently after the death of the said Nagendranath Tegore duly obtained Probate.

Subsequently some time in the year 1857 the said Debendra Nath Tegore and Nagendranath Tegore being the Executor of the Will of the said Girindranath Tegore duly gifted the said property to and in favour of Binodoni Devi.

The said Smt. Binodini Devi died intestate leaving behind her sons Iswer Chand Mookherjee, Natai Chandra Mukherjee and Kala Chand Mookherjee .

The said Nabin Chandar Mookherjee died intestate leaving behind him his only son Nabu Charan Mukherjee as his sole legal heir.

The said Iswer Chand Mookherjee died intestate without any issue or widow leaving behind him his brother Kala Chand Mookherjee as his only heir.

The said Kalachand Mokherjee died as bachelor and published a Will dated 6<sup>th</sup> September, 1889 by which he appointed Natai Chandra Mukherjee and Gopal Chandra Majumder as executors of his said will.

The said will duly been probated and according to the said will both the executors of the said will duly enjoyed the property of the said Kalachand Mokherjee.



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The Netai Chandra Mukherjee died intestate leaving behind him his sole heir his son Sri Nirmal Chandra Mukherjee who became the absolute owner of the scheduled property.

The said Gopal Chandra Majumder the sole surviving executor of the said will of the said Kalachand Mokherjee died intestate leaving behind him his only son Tulsidas Majumder as his sole heir.

By a Deed of Release dated 25<sup>th</sup> May, 1914 the said Tulsidas Majumder duly released his right, title and interest in respect of the property in favour of the said Sri Nirmal Chandra Mukherjee.

Subsequently the said Sri Nirmal Chandra Mukherjee agreed with one Baijnath Bhowalka to sell the said property and failed to do so and as a result thereof the said Baijnath Bhowalka instituted a suit before the High Court of Judicature at Fort William in Bengal being Suit No.140 of 1918 and obtained a Decree on 25<sup>th</sup> February, 1918 for specific performance.

By a registered Deed of Release dated 25<sup>th</sup> May, 1918 the said Smt. Kalayania Sundari Devi duly released her share in respect of the said property in favour of Sri Nirmal Chandra Mukherjee.

By a Deed of Conveyance dated 31<sup>st</sup> May, 1918 being **Deed No. 2295** for the year 1918 the said Sri Nirmal Chandra Mukherjee duly sold transferred and conveyed **ALL THAT** Three (3) Storied Brick Built Messuage Tenement hereditaments and Premises together with the rent free Land whereon and as part thereof the same is erected and built containing by estimated Fourteen (14) Cottahs be the same little more or less (wrongly described in some of the previous occupants as Seven (7) Cottahs or One (1) Bigha Two Cottahs) being Premises No. 14 (Formerly Number, 7, Madan Mohan Chatterjee Lane), Kolkata, 700 007 to and in favour of one Isswardas Tekliwalla on the basis of confirmation of the said Baijnath Bhowalka.

It appears from the records that subsequently Smt. Kasturi Bibi & Sri Beni Prasad Tekriwal enjoyed the said property and their names were Mutated with the records of K. M. C and thereafter Sri Giriraj Tekriwal & Smt. Rukmini Devi Tekriwal enjoyed the said property by Mutating their names with the record of Kolkata Municipal Corporation.

I have come to learn that both the said Sri Beni Prasad Tekriwal & Smt. Rukmini Devi Tekriwal died and Sri Giriraj Tekriwal is surviving .



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5. Application of Ceiling Acts. :

Not required in the instant case

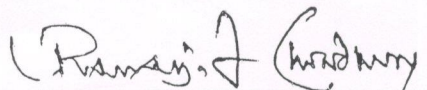
6. Necessity for Conversion of Land if any :

Certificate of conversion of Land is not required.

7. Liabilities & encumbrances.

While searching the records and proceedings in respect of the abovementioned Deed I could not find any adverse and subsequent entries in respect of the subject property. Since the subject property as mentioned above including Land is free from all encumbrances I am of the opinion that the said property described in the deeds are free from all encumbrances, lien, lispence, charges and attachments in any manner whatsoever and has a good marketable title.

I am sending herewith one original search receipt & Report and xerox copies of the documents as mentioned in Column 3 above for your perusal.

  
(RANAJIT CHOWDHURY)  
Advocate.



No. REGN P 377872

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 20519  
 Date of application..... 6 & 2009  
 Period for the year(s)..... 1st of  
 Name of office to which the record to be searched or inspected relates.....  
 Name of person or property to be searched..... 14 Madan Chatterjee  
 Nature of document..... Case

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

Name of person from whom received..... R Choudhary

Fees paid under Article—

- i) \_\_\_\_\_
- ii) 300

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



# INDEX SEARCH REPORT

Registration Office

RA / DR / SR KOL

File No

Index No

II

Reg.

Searched by

Applicant's Name

14, Madan Chatterjee

Date of Instruction

Period of Search

1978 - 08

Date of Report given

YEAR	REMARKS	ENTRIES FOUND				DATE OF SEARCH	INITIAL
		SERIAL	VOL. NO.	PAGES	DEED NO.		
1978							
79	N						
80	N						
81	N						
82	N						
83	N						
84	N						
85	N						
86	N						
87	N						
88	N						
89	N						
90	N						
91	N						
92	N						
93	N						
94	N						
95	N						
96	N						
97	N						
98	N						
99	N						
2000	N						
2001	N						
2002	N						
2003	N						
2004	N						
2005	N						
2006	N						
2007	N						
2008	N						

*gr*  
*Chakraborty*