

March 24, 2015

**TITLE REPORT**

*Re* : Property at municipal premises no. 16 Lala  
Lajpat Rai Sarani (Elgin Road) P. S.  
Bhowanipur, Kolkata – 700 020.

At the instructions of Neelambar Constructions Pvt. Ltd., I have caused searches to be made through Mr. S. Manna in Index II with the offices of the Additional Registrar of Assurances I, Kolkata, District Registration Office, Alipore and Sub Registration Office, Alipore for the years from 1969 to 2014.


In this connection it may be noted that several pages of Index Book for the years 1969 to 1975 in Kolkata Registration Office, for the years 1969 to 1980 in District Registration Office, Alipore and for the years 1969 to 1982 in Sub Registration Office, Alipore are torn and damaged.

The said property was transferred by the London Missionary Society Corporation in favour of the United Church of Northern India Trust Association by a Deed of Transfer being Indenture dated 21<sup>st</sup> December 1970 registered with the Registrar of Assurances, Calcutta in Book no. I Volume no. 183 Pages 183 to 211 Being no. 5316 for the year 1970. I have obtained a certified copy of the said Deed of Transfer from the registration office. The above property is described in item no. B(1) of Schedule to the said Deed.

Upon search of Index II at the above stated registration offices as aforesaid, there appeared no entry for any sale, gift, mortgage, lease or any other transfer or transaction relating to the said property or any part thereof.

Subject to the observations made hereinbefore it is certified that the said property is free from all encumbrances, charges, liens and United Church of Northern India Trust Association has a clear and marketable title thereto.

Copies of receipts for payment of searching fees and search notes of Mr. S. Manna are enclosed herewith.

  
**A. P. Agarwalla**  
*Solicitor & Advocate*

No. REGN U 646921

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 69521
- 2. Date of application..... ২২/১১/২০১৫
- 3. Search for the year(s)..... 1969-2014
- 4. Name of office to which the record to be searched or inspected relates..... DRTSR - Alipore
- 5. Name of person or property to be searched..... 16 Belgin Road
- 6. Nature of document..... Now Lalajpat Rai Sarani
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... D
- 8. From whom received..... S. Manna
- 9. Fees paid under Article—
- F (1) (i) Rs 60/-
- F (1) (ii)
- F (2)



No. REGN  U 618532

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 133232
- 2. Date of application..... 17/12/14
- 3. Search for the year(s)..... 1969-14
- 4. Name of office to which the record to be searched or inspected relates..... PAKUL
- 5. Name of person or property to be searched..... IT
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 16. Lala Lalpat Rai Saran Family Elgin Rd.
- 8. From whom received..... S. Mannu
- 9. Fees paid under Article— 307
- F (1) (i)
- F (1) (ii)
- F (2)

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

16 Elgin Rd now Lala Lajpatrai Sarani

P.S. Bhowanipur

R.A. Cal

1969 to 1975 = Some Pages torned

1976 - NIL	1977 - NIL	1978 - NIL	1979 - NIL	1980 - NIL	1981 - NIL
1982 - NIL	1983 - NIL	1984 - NIL	1985 - NIL	1986 - NIL	1987 - NIL
1988 - NIL	1989 - NIL	1990 - NIL	1991 - NIL	1992 - NIL	1993 - NIL
1994 - NIL	1995 - NIL	1996 - NIL	1997 - PT	1998 - NIL	1999 - PT
2000 - NIL	2001 - NIL	2002 - NIL	2003 - NIL	2004 - NIL	2005 - NIL
2006 - NIL	2007 - NIL	2008 - NIL	2009 - NIL	2010 - NIL	2011 - NIL
2012 - NIL	2013 - NIL	2014 - NIL			

D.R.O Alipore

1969 to 1980 = Some Pages torned

1981 - NIL	1982 - NIL	1983 - NIL	1984 - NIL	1985 - NIL	1986 - NIL
1987 - NIL	1988 - NIL	1989 - NIL	1990 - NIL	1991 - NIL	1992 - NIL
1993 - NIL	1994 - NIL	1995 - NIL	1996 - NIL	1997 - NIL	1998 - NIL
1999 - NIL	2000 - NIL	2001 - NIL	2002 - NIL	2003 - NIL	2004 - NIL
2005 - NIL	2006 - NIL	2007 - NIL	2008 - NIL	2009 - NIL	2010 - NIL
2011 - NIL	2012 - NIL	2013 - NIL	2014 - NIL		

S.R.O Alipore

1969 to 1982 = Some Pages torned

1983 - NIL	1984 - NIL	1985 - NIL	1986 - NIL	1987 - NIL	1988 - NIL
1989 - NIL	1990 - NIL	1991 - NIL	1992 - NIL	1993 - NIL	1994 - NIL
1995 - NIL	1996 - NIL	1997 - NIL	1998 - NIL	1999 - NIL	2000 - NIL
2001 - NIL	2002 - NIL	2003 - NIL	2004 - NIL	2005 - NIL	2006 - NIL
2007 - NIL	2008 - NIL	2009 - NIL	2010 - NIL	2011 - NIL	2012 - NIL
2013 - NIL	2014 - NIL				

S. Mantra

6/1/15

**A. P. AGARWALLA**  
ATTORNEY-AT-LAW & ADVOCATE

**COMMUNICATIONS**

Office : 2243-6015  
E-mail : apagarwalla@gmail.com  
Chamber : Temple Chambers  
6, Old Post Office Street  
Ground Floor, Room No. 55  
Kolkata - 700 001

Neelambar Constructions Pvt. Ltd.  
16 Sudder Street, 4<sup>th</sup> floor  
Kolkata – 700 013.

April 8, 2015

Dear Sir,

*Sub* : Premises No. 16 Lala Lajpatrai Sarani  
(Elgin Road) Kolkata – 700 020.

As instructed I have got court search to be made in Courts of Ld. 4<sup>th</sup> Civil Judge (Junior Division), Alipore and Ld. 4<sup>th</sup> Civil Judge (Senior Division), Alipore with regard to any Title Suit or Title Execution Case concerning the above property against United Church of Northern India Trust Association, Diocese of Calcutta and Bishop of Calcutta.


Such search was made in the Court of 4<sup>th</sup> Civil Judge (Junior Division) from the year 2000 onwards and in the Court of 4<sup>th</sup> Civil Judge (Senior Division) with regard to title suit from the year 2004 onwards and with regard to title execution case from the year 2000 onwards.

From the said searches it appears that so title suit or title execution case has been file during the period mentioned above.

The information slips issued by the said Courts are enclosed.

*Encl* : As above.

Yours faithfully,

  
A P Agarwalla




C. C. Mr. Prem Masih  
Managing Director  
United Church of Northern India Trust Association  
Omega Building  
19 August Kranti Marg  
Mumbai – 400 007 – with encl.

In the court of Ld. 4th Civil Judge (Jr. Divn.) at Alipore.

# HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal)

West Bengal Form No. 870

## APPLICATION FOR INFORMATION


Serial No. & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	REMARKS 6
<p>09, dt. 06/4/15</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>ig fee eave half icked line</p> </div>  <p>28 53</p>	<p>Debasmita Jana, Advocate. Alipore Judges Court, Kolkata- 27.</p>	<p>As to whether any title Suit has been filed as against United Church of Northern India Trust Association, Diocese of Calcutta, Bishop of Calcutta in respect of Premises No. 16, Lala Lajpat Ray Sarani (Elgin Road), P.S. Bhowanipore, Kolkata-700020 in the year 2000 onwards ?</p> <p>If so what is the number and present position of the suit ?</p>	<p>07/04/15</p> 		<p>No title suit has been pending or filed against the said parties from 2000 to till date.</p>

In the Court of Ld. 4th Civil Judge (Jr. Divin.) at Alipore

# HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal)

West Bengal Form No. 870

## APPLICATION FOR INFORMATION

Serial No. & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	REMARKS 6
04, dt. 01/4/15	Debasmita Jana, Advocate Alipore Judges Court, Kolkata- 27.	As to whether any title execution case has been filed as against United Church of Northern India Trust Association, Diocese of Calcutta, Bishop of Calcutta in respect of premises No. 16, Lala Lajpat Ray Sarani (Elgin Road, P.S. Bhowanipore Kolkata-700020 in the year 2000 onwards ?  If so what is the number and present position of the case ?	2/4/15		1. Filing Registers of Title execution Form 2000 - 2003 are not available in this Court at this present stage. No execution case against the said party has been filed or pending since 2004 to till date.

27  
42



Nothing fee to leave half picked line

In the court of Ld. 4th Civil Judge (Sr. Divh.) at Alipore.

# HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal)

West Bengal Form No. 870

## APPLICATION FOR INFORMATION

Serial No. & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	REMARKS 6
<p>207 11/1/15</p> <p>ring fee to leave half picked line</p> <p>Rs. 10 Rs. 5 INDIA FIVE RUPEES Alipore</p> <p>Dn.)</p>	<p>Debasmita Jana, Advocate. Alipore Judges Court, Kolkata- 27.</p>	<p>As to whether any title suit has been filed as against United Church of Northern India Trust Association, Diocese of Calcutta, Bishop of Calcutta in respect of premises No. 16, Lala Lajpat Ray Sarani (Elgin Road), P.S. Bhowanipore, Kolkata-700020 in the year 2004 onwards ?</p> <p>If so what is the number and present position of the suit ?</p> <p>CIVIL JUDGE (SR. DIVN.) 4TH COURT, S.</p>	<p>11/1/15</p>	<p>for SHERISTADAR CIVIL JUDGE (SR. DIVN.) 4TH COURT, ALIPORE SOUTH 24 PARGANAS</p>	<p>No such Title suit / or cases Money suit / Ex Cases appears to have been filed during the year 2014 to 2015 till date</p> <p>for SHERISTADAR CIVIL JUDGE (SR. DIVN.) 4TH COURT, ALIPORE SOUTH 24 PARGANAS</p>







In the Court of Ld. 4th Civil Judge (Sr. Divn.) at Alipore .

# HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal)

West Bengal Form No. 870

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Serial No. & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	REMARKS 6
<p>208 11/4/15</p> <p>ing fee leave half picked fine</p> 	<p>Debasmita Jana, Advocate Alipore Judges Court, Kolkata- 27.</p>	<p>As to whether any title execution case has been filed as against United Church of Northern India Trust Association, Diocese of Calcutta, Bishop of Calcutta in respect of Premises No. 16, Lala Lajpat Ray Sarani (Elgin Road, P.S. Bhowanipore Kolkata-700020 in the year 2000, onwards ?</p> <p>If so what is the number and present position of the case ?</p> 	<p>11/4/15</p>	<p>For  SHERISTADAR CIVIL JUDGE (SR. DIVN.) 4TH COURT, ALIPORE SOUTH 24 PARGANAS</p>	<p>T. EX No such Title suit / ex cases Money suit / Ex Cases appears to have been filed during the year 2004 to 2015 till date</p> <p>For  SHERISTADAR CIVIL JUDGE (SR. DIVN.) 4TH COURT, ALIPORE SOUTH 24 PARGANAS</p>

IN THE COURT OF THE LD. 4TH CIVIL JUDGE (SENIOR DIVISION ) AT ALIPORE.

# HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal)

West Bengal Form No. 870

## APPLICATION FOR INFORMATION

Serial No. & Date 1	Name & residence of the applicant 2	Nature of Information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	REMARKS 6
<p>210 24/15</p> <p>Searching fee to be left half over the picked line</p> <p>RS. 5 FEE INDIA FIVE RUPEES - 2 APR 2015</p> <p>(Sr. Div.) Alipore, 24-Parganas</p>	<p>Mrs. Debasmita Jana, Advocate, Alipore Judges' Court, Alipore Kolkata-700027.</p>	<p>AS to whether any Title Execution Case has been filed as against United Church of Northern India Trust Association, Diocese of Calcutta, Bishop of Calcutta in respect of premises No.16, Lala Lajpat Roy Sarani ( Elgin Road), P.S. Bhowanipore, Kolkata- 700020 in the year 2000 to 2003 ?</p> <p>- If so, what is the number and present position of the case ?</p>	<p>24/15</p>	<p><i>[Signature]</i></p> <p>SHERISTADAR CIVIL JUDGE (SR. DIVN.) 4TH COURT, ALIPORE SOUTH 24 PARGANAS</p>	<p>T. ex No such Title suit / ex cases Money suit / Ex Cases appears to have been filed during the year 2000 to 2003 till date</p> <p><i>[Signature]</i> SHERISTADAR CIVIL JUDGE (SR. DIVN.) 4TH COURT, ALIPORE SOUTH 24 PARGANAS</p>

