



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

Re : Premises No. 25/5, Gobra Road, Kolkata -
700 014

Owners :

1. Sri Shanti Ram Pramanick
2. Smt. Anjali Pramanick
3. Sri Debjit Pramanick and
4. Sri Brojendra Nath Pramanick

REPORT-ON-TITLE

1. Documents perused :

1. Kobala (Sale Deed) dated the 23rd day of May, 1938 made between Ahidenessa Bibi and Sheikh Barati Mistry therein jointly referred to as the Vendors of the One Part and Ganesh Chandra Pramanick, therein referred to as the Purchaser of the Other Part and registered with Sub- Registrar, Sealdah in Book No. I, Volume No. 38, Pages 1 to 6, Being No. 1414 for the year 1938.

2. Bengali Deed of Settlement dated the 11th day of August, 1972 made between the said Ganesh Chandra Pramanick, Gouribala Pramanick, Madhusudan Pramanick, Shanti Ram Pramanick and Brojendra Nath Pramanick, and registered with the District Registrar, Alipur in Book No. I, Volume No. 98 Pages 29 to 36 Being No. 3305 for the year 1972.

3. Death Certificate of Ganesh Chandra Pramanick.
4. Death Certificate of Gouribala Pramanick.
5. Death Certificate of Madhusudan Pramanick.

2. Reservations :

The scope of our review is limited by the following general parameters :



We have assumed the genuineness of all signatures, dates, stamps, seals and other markings on all documents are authentic, the authenticity of all documents/information provided to us as original, and the conformity of the copies or extracts submitted to us with that of the original documents;

We have assumed that the documents provided to us in connection with any particular issue are the only documents available with the client relating to such issue;

We have assumed that all documents made available to us have not been superseded by any other document not made available to us for whatever reason;

We have expressed no opinion as to matters governed by any law other than the laws of the Republic of India. Our legal opinion is based on the applicable laws and regulations of the Republic of India as such laws stand at the date hereof;

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

The legal due diligence has been restricted and kept limited to and is based entirely on the documents and information made available by the client to us and did not encompass verification or cross checking of the same by visiting and meeting any government, regulatory or other authorities, agency, courts or the concerned party and seeking/seeing

their records and obtaining their confirmation. Our finding perforce, therefore, must be viewed in this light and with this limitation.

3. Searches made :

1. At the office of the Registrar of Assurances, Kolkata since the year 1960 till date.
2. At the office of the District Registrar, Alipore, since the year 1960 till date.
3. At the office of the Additional District Sub-Registrar, Sealdah since the year 1960 till date.
4. At the office of the Land Acquisition Collector, Kolkata.
5. At the office of the Kolkata Improvement Trust.
6. At the office of the Kolkata Municipal Corporation with regard to the outstanding taxes and scheme of road alignment.
7. At the office of the Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976.
8. At the office of the Thika Controller, Kolkata.
9. At the office of the Kolkata Metropolitan Development Authority.

4. Devolution of Title :

1. By a Kobala (Sale Deed) dated the 23rd day of May, 1938 made between Ahidenessa Bibi and Sheikh Barati Mistry therein jointly referred to as the Vendors of the One Part and Ganesh Chandra Pramanick, therein referred to as the Purchaser of the Other Part and registered with Sub- Registrar, Sealdah in Book No. I, Volume No. 38, Pages 1 to 6, Being No. 1414 for the year 1938, the said Ahidenessa Bibi and Sheikh Barati Mistry for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Ganesh Chandra Pramanick All That the piece and parcel of land containing an area of 19 Cottahs, 4 Chittacks, 27 Sq. ft. be the same a little more or less Together With the dilapidated three-storied brick-built dwelling house standing thereon, situate lying at and being

premises No. 25/5, Gobra Road, the then Calcutta now Kolkata more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the 'said property') absolutely and forever.

2. By a Bengali Deed of Settlement dated the 11th day of August, 1972 made between the said Ganesh Chandra Pramanick, Gouribala Pramanick, Madhusudan Pramanick, Shanti Ram Pramanick and Brojendra Nath Pramanick, and registered with the District Registrar, Alipur in Book No. 1, Volume No. 98 Pages 29 to 36 Being No. 3305 for the year 1972, the said Ganesh Chandra Pramanick granted and transferred the said property unto and in favour of himself and his wife Gouribala Pramanick as the Trustees with an intent to hold the same for the benefit of the said Trustees during their respective lifetimes and it was provided that upon the death of the said Trustees, the said trust would come to an end and the said property would vest in his three sons namely- Madhusudan Pramanick, Shanti Ram Pramanick and Brojendra Nath Pramanick in equal shares.

3. The said Ganesh Chandra Pramanick, who, during his lifetime, was a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on the 4th day of July, 1989.

4. The said Gouribala Pramanick, who, during her lifetime, was a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on the 2nd day of November, 1997.

5. Upon the death of the said Ganesh Chandra Pramanick and Gouribala Pramanick the trust created by Ganesh Chandra Pramanick as aforesaid came to an end and the said property vested in the said Madhusudan Pramanick, Shanti Ram Pramanick and Brojendra Nath Pramanick in equal shares.

6. The said Madhusudan Pramanick, who also during his lifetime, was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 8th day of December, 1997, leaving him surviving his widow Anjali Pramanick and son Debjit Pramanick, as his only heirs and legal representatives, who, upon his death became jointly entitled to his undivided share in the said property absolutely and forever.

7. The Owners thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said property.



5. Result of the searches :

1. From the searches made at the office of the Registrar of Assurances, Kolkata, it appears that the pages of indexes for the years are partly torn. Apart from the aforesaid, no adverse entry was found during the years searches were made.
2. From the searches made at the office of the District Registrar, Alipore, it appears that the pages of indexes for the years are partly torn. Apart from the aforesaid, no adverse entry was found during the years searches were made.
3. From the searches made at the office of the Additional District Sub-Registrar, Sealdah, it appears that the pages of indexes for the years are partly torn. Apart from the aforesaid, no adverse entry was found during the years searches were made.
4. From the searches made at the office of the Land Acquisition Collector, Calcutta it appears that the property is not affected by any acquisition or requisition. However, information has been sought for under the Right to Information Act, 2005. No reply has yet been received.
5. From the searches made at the office of the Kolkata Improvement Trust, it appears that the property is not affected by any acquisition or requisition. However, information has been sought for under the Right to Information Act, 2005. No reply has yet been received.
6. From the searches made with the Assessment Records of the Kolkata Municipal Corporation, it appears that a sum of Rs. 2,02,322/- is due and owing to the Corporation as and by way of municipal taxes. There appears to be no scheme of road alignment of the Kolkata Municipal Corporation affecting the said property.
7. From the searches made at the office of the Competent Authority, it appears that the property is not affected by Urban Land (Ceiling and Regulation) Act, 1976.
8. From the searches made at the office of the Thika Controller, Kolkata, it appears that the property is not affected by the West Bengal Thika Tenancy (Acquisition and Regulation) Act. However, we have applied for information under the Right to Information Act, 2005. In



reply to the same, it has been informed that the process of determination not taken up as yet.

9. From the searches made at the office of the Kolkata Metropolitan Development Authority, it appears that the said property is not acquired by the Kolkata Metropolitan Development Authority. Kolkata Metropolitan Development Authority has also submitted its official information by Memo No. 61 dated 8th July, 2011 that the said property is not acquired by the Kolkata Metropolitan Development Authority.

6. **Certification :**

Considering the abovementioned documents, papers and searches, we are of the view that the title of the property in question appears to be marketable and the owner has marketable title to the same subject of course of clearing the outstanding municipal taxes.

Dated this 16th day of August, 2011.

For VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES




(D.N. MITTRA)
PARTNER