



21<sup>st</sup> March 2023

Ref. No. 110/2023

Dated

**Arrjavv Builder Private Limited**  
**54A Sarat Bose Road**  
**Kolkata - 700 020**

Dear Sirs,

**REPORT ON TITLE**  
**Re: Premises No. 2 Bright Street, Kolkata - 700 019**

As instructed by you we have caused necessary Searches to be carried out in respect of the aforesaid Premises. Searches were carried out by Mr. Duttasoam Bhattacharyya, Advocate

For the purpose of carrying out Searches we have taken the root of title for the last 30 years when the Property was held in the name of Sourish Chandra Roy son of Late Maharaja Kshannish Chandra Roy. Searches were carried out by Mr. Bhattacharyya in Index I as well as Index II at the various registration offices, details whereof are as follows:

1. Office of the Registrar of Assurances, Kolkata
  - 1.1 Searches were conducted in Index I at the aforesaid registration office i.e. the Registrar of Assurances, Kolkata from the year **1993 to 2001** in the names of :
    - (a) Sourish Chandra Roy, son of Late Maharaja Kshannish Chandra Roy
    - (b) Saumish Chandra Roy, son of Saurish Chandra Roy
    - (c) Tusharika Roy, wife of Late Sourish Chandra Roy
    - (d) Rajyashree Ganguly, daughter of Late Sourish

The following entries have been found:

<b>Details of the Entry Found</b>	<b>Nature of Document</b>	<b>Parties Involved</b>	<b>Property Schedule</b>
Book-I Volume No. 57 Pages 77 to 88 Being Deed No. 03189 of 1998	Deed of Assent dated 10 <sup>th</sup> December, 1998	Tusharika Roy and Soumish Chandra Roy <i>alias</i> Saumish Chandra Roy	Municipal Premises No. 2, Bright Street
Book-I Volume No. 56	Deed of Assent dated 10 <sup>th</sup> December, 1998	Tusharika Roy and Soumish Chandra Roy	Municipal Premises No. 2, Bright Street



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Pages 208 to 219 Being Deed No. 3190 of 1998		alias Saumish Chandra Roy	Dated
Book-I Volume No.7 Pages 486 to 479 Being Deed No. 00452 of 1999	Deed of Gift dated 23 <sup>rd</sup> December, 1998	Tusharika Roy as Donor and Soumish Chandra Roy alias Saumish Chandra Roy as Donee	Municipal Premises No. 2, Bright Street

It is pertinent to mention herewith that while carrying out manual searches in Index I in respect of the years 1993 to 2001 many pages were found in torn and tattered condition and as such, entries if any, could not be ascertained

1.2 Computer searches were also conducted in Index I in the records of the aforesaid office from the year **2002 to 2023** in the names of:

- i) Sourish Chandra Roy, son of Late Maharaja Kshannish Chandra Roy
- ii) Saumish Chandra Roy, son of Saurish Chandra Roy
- iii) Tusharika Roy, wife of Late Sourish Chandra Roy
- iv) Rajyashree Ganguly, daughter of Late Sourish

The following entries have been found

Details of the Entry Found	Nature of Document	Parties Involved	Property Schedule
A.R.A-I Kolkata, Book-I Volume No. 1901-2017 Pages-40079- 40109 Being Deed No. 01305 of 2017	Conveyance	Saumish Chandra Roy & Anr. as Vendors And Unnati Exports as Purchaser	Municipal Premises No. 61, Basant Lall Saha Road
A.R.A-I Kolkata Book-I Volume No. 1901-2017 Pages-162343 to 162371 Being Deed No. 04932 of 2017	Conveyance	Rajyashree Ganguli as Vendor and Saumish Chandra Roy as Purchaser	Single storied structure admeasuring 1200 square feet in Municipal Premises No. 2, Bright Street





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1.3 Searches were also carried out in Index II of the aforesaid office <sup>Dated</sup> i.e. the Registrar of Assurances, Kolkata from the year **1993 to 2001** in respect of the said Premises namely No. 2 Bright Street, Kolkata 700 019 and the following entries have been found:

Details of the Entry Found	Nature of Document	Parties Involved	Property Schedule
Book-I Volume No. 57 Pages 77 to 88 Being Deed No. 03189 of 1998	Deed of Assent dated 10 <sup>th</sup> December, 1998	Tusharika Roy and Soumish Chandra Roy <i>alias</i> Saumish Chandra Roy	Municipal Premises No. 2, Bright Street
Book-I Volume No. 56 Pages 208 to 219 Being Deed No. 3190 of 1998	Deed of Assent dated 10 <sup>th</sup> December, 1998	Tusharika Roy and Soumish Chandra Roy <i>alias</i> Saumish Chandra Roy	Municipal Premises No. 2, Bright Street
Book-I Volume No.7 Pages 486 to 479 Being Deed No. 00452 of 1999	Deed of Gift dated 23 <sup>rd</sup> December, 1998	Tusharika Roy as Donor and Soumish Chandra Roy <i>alias</i> Saumish Chandra Roy as Donee	Municipal Premises No. 2, Bright Street

As already stated above many of the pages have been found in torn and tattered condition and entries if any, could not be ascertained

1.4 Computer Searches were also carried out in Index II in the records of the Registrar of Assurances, Kolkata from the year **2002 to 2023** in respect of the aforesaid Premises and the following entries have been found:

Details of the Entry Found	Nature of Document	Parties Involved	Property Schedule
ARA I, Kolkata Book-I Volume No. 1901-2017 Pages 180725 to 180792 Being Deed No.	Development Agreement dated 26 <sup>th</sup> July, 2017	Saumish Chandra Roy as Owner AND Arrjaw Builder Private Limited as Developer	Municipal Premises No. 2, Bright Street

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05073 of 2017			
ARA I, Kolkata Book-I Volume No. 1901-2017 Pages 162343 to 162371 Being Deed No. 04932 of 2017	Indenture of Conveyance dated 26 <sup>th</sup> July, 2017	Rajyasree Ganguli as Vendor And Saumish Chandra Roy as Purchaser	<sup>Dated</sup> Single storied structure admeasuring 1200 square feet in Municipal Premises No. 2, Bright Street

**2. Office of the District Registrar at Alipore**

**2.1** Manual Searches were carried out by Mr. Bhattacharyya in Index I at the office of the District Registrar at Alipore for the year 1993 to 2001 in Index I in the names of :

- i) Sourish Chandra Roy, son of Late Maharaja Kshannish Chandra Roy
- ii) Saumish Chandra Roy, son of Saurish Chandra Roy
- iii) Tusharika Roy, wife of Late Sourish Chandra Roy
- iv) Rajyashree Ganguly, daughter of Late Sourish

No adverse entry has been found which affects the title of the said Premises in any manner

It is pertinent to note that many of the pages have been found to be in torn and tattered condition and thus could not be inspected.

**2.2** Computer Searches were also carried out in Index I in the following names from the year 2023

- i) Sourish Chandra Roy, son of Late Maharaja Kshannish Chandra Roy
- ii) Saumish Chandra Roy, son of Saurish Chandra Roy
- iii) Tusharika Roy, wife of Late Sourish Chandra Roy
- iv) Rajyashree Ganguly, daughter of Late Sourish

The following entries have been found:

Details of the Entry Found	Nature of Document	Parties Involved	Property Schedule
D.S.R IV, Alipore, Book-I Volume No. 1604-2022 Pages 338859 to 338869 Being Deed No.	Boundary Declaration dated 28 <sup>th</sup> September, 2022	Arrjavv Builder Private Limited as Constituted Attorney of Saumish Chandra Roy	Municipal Premises No. 2, Bright Street

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- 2.3** Manual searches were conducted in Index II at the office of the District Registrar, Alipore from 1993 to 2002 in respect of the aforesaid Premises and no adverse entry has been found which may have any bearing on the title of the Property

Details of the Entry Found	Nature of Document	Parties Involved	Property Schedule
D.S.R IV, Alipore, Book-I Volume No. 1604-2022 Pages 338859 to 338869 Being Deed No. 11673 of 2022	Boundary Declaration dated 28 <sup>th</sup> September, 2022	Arrjavv Builder Private Limited as Constituted Attorney of Saumish Chandra Roy	Municipal Premises No. 2, Bright Street

3. Searches were also carried out at the office of the Additional District Sub-Registrar at Sealdaha, South 24 Parganas.

**3.1** Manual Searches were carried out in Index I at the aforesaid office from the year 1993 to 2002 in the names of:

- Sourish Chandra Roy, son of Late Maharaja Kshannish Chandra Roy
- Saumish Chandra Roy, son of Saurish Chandra Roy
- Tusharika Roy, wife of Late Sourish Chandra Roy
- Rajyashree Ganguly, daughter of Late Sourish

No entry has been found which may affect the title . Many of the pages had been found to be in torn and tattered condition and hence could not be inspected

**3.2** Computer searches were also carried out at the aforesaid office in Index I from the year 2003 to 2022 in the names of:

- Sourish Chandra Roy, son of Late Maharaja Kshannish Chandra Roy
- Saumish Chandra Roy, son of Saurish Chandra Roy
- Tusharika Roy, wife of Late Sourish Chandra Roy
- Rajyashree Ganguly, daughter of Late Sourish

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No entry has been found which may affect the title in any manner

- 3.3** Manual searches were also carried out in Index II records in respect of the said Premises from the year 1993 to 2002 and no entry has been found.
- 3.4** Many of the pages were found to be in torn and tattered condition and as such could not be inspected
- 3.5** Computer Searches were carried out at the aforesaid office in Index II from the year 2003 to 2002 in respect of the aforesaid Premises and no entry has been found

**4. COURT SEARCHES**

- 4.1** Mr. Bhattacharyya also carried out searches at the office of the 2<sup>nd</sup> Civil Judge (Junior Division) at Alipore, South 24 Parganas and also at the office of the 2<sup>nd</sup> Civil Judge (Senior Division) at Alipore, South 24 Parganas to ascertain as to the pendency of any Title Suit/Money Suit/Title Execution/Money Execution in the following names of the Owners or in respect of the said Property
- 4.2** Mr. Bhattacharyya has confirmed that there is no Title Suit/Money Suit/Title Execution/Money Execution against any of the owners or in respect of the said Property

**5. OBSERVATIONS**

- 5.1** After going through the various papers made available to us we are of the opinion that the said Property being an ancestral property of the Roy family and consequent to
- Will of Late Sourish Chandra Roy
  - Probate in respect of the said Will granted by the Hon'ble High Court, Calcutta



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- c) Deed of Assent dated 10<sup>th</sup> December 1998  
d) Deed of Gift dated 23<sup>rd</sup> December 1998  
the present Owner namely Saumish Chandra Roy is  
the sole Owner of the Property
- 5.2 We are enclosing herewith copies of the following  
documents for the purpose of appreciation of the title:
- a) Will of Late Sourish Chandra Roy dated 5<sup>th</sup> January  
1993  
b) Probate granted by the Hon'ble High Court,  
Calcutta on 17<sup>th</sup> December 1997  
c) Registered Deed of Gift dated 23<sup>rd</sup> December 1998  
executed by Ms. Tusharika Roy in favour of Sri  
Saumish Chandra Roy  
d) Registered Deed of Conveyance dated 26<sup>th</sup> July  
2017 executed by Ms. Rajyashree Ganguly in favour  
of Saumish Chandra Roy

## 6. DEVOLUTION OF TITLE

6.1 After perusing the above documents we are setting out  
hereunder the devolution of title whereby Saumish Chandra  
Roy became the Owner of the Municipal Premises No. 2  
Bright Street, Kolkata 700 019

- i) By a registered Indenture dated 9<sup>th</sup> October 1920 registered  
at the office of the District Registrar, 24 Parganas in Book No.  
I Volume No. 119 pages 96 to 100 Being No. 4969 for the  
year 1920, Maharaja Bahadur Kshaunnish Chandra became  
entitled to ALL THAT the piece and parcel of homestead land  
containing by estimation an area of **4 (Four) Bighas 4  
(four) cottahs** (be the same a little more or less) together  
with the two storied building standing thereon commonly  
known as **NADIA HOUSE** being Municipal Premises No. 2  
Bright Street, Kolkata 700 019 for the consideration and  
subject to the terms and conditions contained and recorded in  
the said Indenture (hereinafter referred to as the said  
PROPERTY)





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- ii) The said Maharaja Bahadur Kshaunnish Chandra Roy died intestate on or about 22<sup>nd</sup> May 1928 leaving him surviving his only son Sourish Chandra Roy as his only heir and/or legal representative who upon his death thus became entitled to the said Property.
- iii) The said Sourish Chandra Roy (hereinafter referred to as the **DECEASED**) also died on 17<sup>th</sup> May 1996 leaving him surviving his widow Smt. Tusharika Roy, his married daughter Smt. Rajyasree Ganguli and his only son Saumish Chandra Roy also known as Soumish Chandra Roy as his only heirs and/or legal representatives and at or before his death the said Deceased made and published his Last Will and Testament dated 5<sup>th</sup> January 1993 (hereinafter referred to as the said **WILL**) whereby and whereunder he appointed Smt. Tusharika Roy, Smt. Rajyasree Ganguli and Saumish Chandra Roy as the joint Executors/Executrix.
- iv) By and under the said Will the said Deceased divided the said Property into four parts namely **LOT A** containing by estimation an area admeasuring **542.50 Sq. mtrs** more or less together with the building and structures standing thereon being the northern portion of the said Property, **LOT B** containing by estimation an area admeasuring **623.50 Sq.mtrs** more or less together with the structures standing thereon being the western portion of the said Property, **LOT C** containing by estimation an area admeasuring **3800.5725 Sq.mtrs** more or less together with the building standing thereon AND **LOT D** containing by estimation an area admeasuring **124.1875 Sq.mtrs** more or less reserved as a common passage.
- v) By and under the said Will the said Deceased gave bequeathed and devised the said LOT B unto and in favour of his son Saumish Chandra Roy, the said LOT A unto and in favour of his daughter Smt. Rajyasree Ganguli and the said LOT C unto and in favour of his wife Smt. Tusharika



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Roy absolutely and forever and the said LOT D to be used as a common passage to be utilized for beneficial use and enjoyment of the said Lots A,B, and C. *Dated*

- vi) In pursuance of an application having been filed in the Hon'ble High Court, Calcutta in its testamentary and intestate jurisdiction being PLA No. 287 of 1999 probate in respect of the said Will was granted in favour of Smt. Tusharika Roy, Saumish Chandra Roy and Rajyasree Ganguli.
- vii) By a Deed of Assent dated 10<sup>th</sup> December 1998 and made between Smt. Tusharika Roy and Saumish Chandra Roy therein collectively referred to as the Joint Executors of the One Part and Soumish Chandra Roy also known as Saumish Chandra Roy therein referred to as the Beneficiary and/or legatee of the Other Part and registered at the office of the Additional Registrar of Assurances, Calcutta in book No. 1 Volume No. 57 Pages 77 to 88 Being No. 3189 for the year 1998 the said Executors duly assented to the transfer of the said LOT B containing by estimation an area of 623.5 sq. mtrs (more or less) together with the structures standing thereon being the western portion of the said Property unto and in favour of the said Saumish Chandra Roy
- viii) By a registered Deed of Gift dated 23<sup>rd</sup> December 1998 and made between Smt. Tusharika Roy therein referred to as the Donor of the One Part and Soumish Chandra Roy alias Saumish Chandra Roy therein referred to as the Donee of the Other Part and registered at the office of the Additional Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 7, Pages 444 to 455 **Being No. 452** for the year 1999 the said Smt. Tusharika Roy out of natural love and affection which she had for her son namely Soumish Chandra Roy alias Saumish Chandra Roy transferred, granted, assigned and assured by way of Gift **ALL THAT** the said **LOT C** containing by an area admeasuring **3800.5725 Sq.mtrs** more or less together

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*Dated*

with the building and structures standing thereon being the northern portion of the said Property and/or the entirety of her right title interest into or upon the said Property unto and in favour of the said Soumish Chandra Roy alias Saumish Chandra Roy absolutely and forever.

- ix) In the events as recited hereinabove the said Soumish Chandra Roy alias Saumish Chandra Roy thus became entitled to the entirety of the said LOT B and the said LOT C excepting the said LOT A which had been bequeathed by the said Deceased in favour of his daughter Smt. Rajyasree Ganguli and the said LOT was reserved as common passage meant for common use.
- x) Disputes and differences having arisen between the said Soumish Chandra Roy alias Saumish Chandra Roy and his sister, Smt. Rajyasree Ganguli, the said Smt. Rajyasree Ganguli filed an application being G.A. No. 2218 of 2012 in PLA No. 287 of 1997 for various reliefs
- xi) The said disputes were ultimately settled and it was agreed that the said Smt. Rajyasree Ganguli will sell and transfer the said LOT A and/or the entirety of her right title interest into or upon the said Property in favour of the said Soumish Chandra Roy alias Saumish Chandra Roy for the consideration agreed upon
- xii) Accordingly by an Indenture of Conveyance dated 26<sup>th</sup> July 2017 and made between Smt. Rajyasree Ganguly therein referred to as the Vendor of the One Part and Saumish Chandra Roy therein referred to as the Purchaser of the Other Part and registered at the office of the Additional Registrar of Assurances-1, Kolkata (ARA-1) in Book No. 1 Volume No. 1901-2017 Paes 162343 to 162371 Being No. 190104932 for the year 2017 the said Smt. Rajyasree Ganguly sold transferred and conveyed the entirety of the





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said LOT A and/or the entirety of her right title interest into or upon the said Property unto and in favour of the said Saumish Chandra Roy for the consideration therein mentioned and the said Smt. Rajyasree Ganguly ceased to have any right title interest claim or demand into or upon the said Property or any part or portion thereof

- xiii) In the events as hereinbefore recited the said Soumish Chandra Roy alias Saumish Chandra Roy thus became the sole and absolute Owner of Municipal Premises No. 2 Bright Street commonly known as NADIA HOUSE, Kolkata 700 019

**CERTIFICATION**

Based on the searches carried out and after perusing the papers made available to us, we are of the view that excepting for the right of the Developer under the registered Development Agreement dated 26<sup>th</sup> July 2017 executed between Saumish Chandra Roy therein referred to as the Owner of the One Part and Arrjavv Builder Pvt Ltd therein referred to as the Developer, the said Property is otherwise free from all encumbrances and charges

Yours faithfully  
**For: GAGGAR & CO LLP**

  
**PARTNER** *D. S. GAGGAR*

**21<sup>st</sup> March 2023**

