

# TITLE REPORT

200A, Shyama Prasad Mukherjee Road  
Police Station Tollygunge  
Kolkata- 700025

Atindam Bhakat  
Advocate  
3rd Floor, Right Gate  
17, Old Post Office Street  
Kolkata- 700001

**Arindam Bhakat**  
Advocate  
High Court, Calcutta

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## TITLE REPORT

Re: Land measuring about 21 (twenty one) *costas* 9 (nine) *chittak* and 5 (five) square feet, more or less, together with a two-storied building lying, situate and being municipal Premises No. 200A, Shyama Prasad Mukherjee Road, within Ward no. 88 of the Kolkata Municipal Corporation, Police Station Tollygunge, Kolkata- 700026, Sub-Registry Alipore (Said Premises).

Under instructions and on behalf of our Client, Messieurs Prakriti Eminent Heights LLP, I have caused searches to be made in respect of the Said Premises (defined below) briefly described above and more fully described below and the details of searches are given under:

### 1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 Said Premises shall mean land measuring about 21 (twenty one) *costas* 9 (nine) *chittak* and 5 (five) square feet, more or less, together with a two-storied building lying, situate and being municipal premises No. 200A, Shyama Prasad Mukherjee Road, within the municipal limits of Kolkata, Police Station Tollygunge, Sub-Registry Alipore, more fully described in the Schedule below.

1.1.2 Owners shall mean (1) Jayanta Chowdhury, son of Late Rai Sudhendra Nath Chowdhury (2) Sudipto Chowdhury, son of Late Soumendra Nath Chowdhury and (3) Parva Chowdhury, daughter of Late Debendra Nath Bhattacharjee and wife of Late Soumendra Nath Chowdhury, all residing at 200A, S.P. Mukherjee Road, Kolkata-700 025, Post Office Kalighat, Police Station Tollygunge.

1.1.3 Developer shall mean Prakriti Eminent Heights LLP, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (LLPIN AAC5805), having its registered office at R.No-204, 2<sup>nd</sup> Floor, Fort Knox Building, 5 Abanindra Nath Thakur Sarani (formerly Carnac Street), Kolkata-700017, Post Office and Police Station Shakespeare Sarani (PAN AARFP2144F), being represented by its designated partners, namely, (1) Dipanjan Bhattacharjee, son of Late Lokenath Bhattacharjee, of 84, B. T. Road, Kolkata-700080, Post Office Noapara, Police Station Baranagar, (2) Manish Karmaria, son of Devi Prasad Karmaria, of Flat 3B, 3rd Floor, Palacio Building, 5 Queens Park, Kolkata-700012, Post Office and Police Station Ballygunge and (3) Rajesh Kumar Baid, son of Bhawar Lal Baid, of 41, Tara Chand Dutta Street, Kolkata-700073, Post Office Colcorna, Police Station Jarabanko.

### 2. Production of Documents of Title

2.1 Photocopies of documents of title in respect of the Said Premises were produced before us, details whereof are mentioned in Annexure A hereto.

*M. B.*

3. Offices Where Searches Have Been Conducted

3.1. Registrars Offices

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> From 1984 to 2016 in respect of 200A, Shyamra Prasad Mukherjee Road, within Ward no. 88 of the Kolkata Municipal Corporation, Police Station Tollygunge, Kolkata- 700028, Sub-Registry Alipore

3.1.1 Registrar of Assurances, Kolkata

3.1.2 District Registration Office, Alipore

3.1.3 Additional District Sub-Registration Office, Alipore

*NOTE: Prior to 2002, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 onwards, for electronic documents, our representative was not given access to the Index in the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onwards.*

For result/analysis of search conducted in the above offices, please refer to details of Annexure B hereto.

3.2 Courts

> From 2004 to 2016 in the name of Purna Choudhury

3.2.1 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Title Suit.

3.2.2 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Money Suit.

3.2.3 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Title Suit.

3.2.4 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Money Suit.

> From 2004 to 2016 in the name of Sudipto Choudhury

3.2.5 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Title Suit

3.2.6 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Money Suit

3.2.7 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Title Suit

3.2.8 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Money Suit

> From 2004 to 2016 in the name of Subhra Banerjee

3.2.9 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Title Suit

3.2.10 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Money Suit

3.2.11 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Title Suit

3.2.12 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Money Suit

> From 2004 to 2016 in the name of Jayanta Choudhury

3.2.13 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Title Suit

3.2.14 In the 3<sup>rd</sup> Court of Civil Judge, Junior Division, Alipore for Money Suit

3.2.15 In the 8<sup>th</sup> Court of Civil Judge, Senior Division, Alipore for Title Suit

For results/analysis of searches conducted in the above offices, please refer to details of Annexure C hereto.

3.3 Kolkata Municipal Corporation, Chief Manager Revenue

3.3.1 Records of the office of the KMC, Assessment and Collection Department

For results/analysis of searches conducted in the above office, please refer to details of Annexure D hereto.

3.4 Kolkata Municipal Corporation, Law Department

3.4.1 Records of the office of the KMC, Law Department

For results/analysis of searches conducted in the above office, please refer to details of Annexure E hereto.

3.5 Land Acquisition Collector, Kolkata

3.5.1 Records of the Office of the 1<sup>st</sup> Land Acquisition Collector, Kolkata

For result/analysis of search conducted in the above office, please refer to detail of Annexure F hereto.

3.6 Urban Land (Ceiling & Regulation) Act, 1976

3.6.1 In the Office of Competent Authority, Salt Lake

For result/analysis of search conducted in the above office, please refer to detail of Annexure G hereto.

3.7 Kolkata Metropolitan Development Authority

3.7.1 For result/analysis of search conducted in the above office, please refer to detail of Annexure H hereto.

3.8 Kolkata Improvement Trust

3.8.1 For result/analysis of search conducted in the above office, please refer to detail of Annexure I hereto.

4. Title

4.1 Mayabati Devi and Rai Sudhindra Nath Chowdhury were the joint owners of the Said Premises.

4.2 By a Bengali deed of settlement dated September 5, 1958 and registered in the office of the Sub-Registrar, Alipore in Book I, Volume 133, Pages 129 to 135, being No 7796 for the year 1958 ("Deed of Settlement") Mayabati Devi, as settlor created a trust and settled the properties mentioned in the Schedule 'Ka' to 'Go' of the said Deed of Settlement including the Said Premises for the benefit of her grandsons being, Sourmandra Nath Chowdhury (since deceased), Kalyan Chowdhury (since deceased) and Jayanta Chowdhury, the three sons of her said son, Rai Sudhindra Nath Chowdhury. The Settlor also appointed her said son, Rai Sudhindra Nath Chowdhury as trustee of the said trust.

4.3 By the Deed of Settlement, Mayabati Devi had provided that after her death, the said trustee may at any time thereafter in his absolute discretion divide and distribute the properties mentioned in the schedule therein amongst the beneficiaries namely the said three grandsons of Mayabati Devi in equal shares to be held and enjoyed by them as absolute property of each of them.

4.4 On 9<sup>th</sup> May, 1978, Mayabati Devi died.

4.5 The said Kalyan Chowdhury, one of the beneficiaries under the Deed of Settlement

as a beneficiary under the Deed of Settlement vested in the trustee as his sole heir. Thus, the trustee in his capacity as the heir of Kalyan Chowdhury became entitled to another  $1/3^{\text{rd}}$  share of the properties comprised in the schedule of the Deed of Settlement.

- 4.6 The said Soumendra Nath Chowdhury, one of the beneficiaries under the Deed of Settlement also died *intestate* on July 16, 1979 leaving behind his widow, said Smt. Purna Chowdhury and his only son, Sudiptendra Nath Chowdhury also known as Sudipto Chowdhury as his only legal heirs surviving and being seized and possessed (*inter alia*) of his beneficial undivided share or interest under Deed of Settlement in the properties mentioned in the schedule to the Deed of Settlement.
- 4.7 Thus the heirs and legal representatives of said Late Soumendra Nath Chowdhury being Smt. Purna Chowdhury and his only son said Sudiptendra Nath Chowdhury also known as Sudipto Chowdhury, have become vested with the undivided beneficial interest of their late husband and father respectively, i.e. said Soumendra Nath Chowdhury in the properties mentioned in the schedule of the Deed of Settlement.
- 4.8 In exercise of the power vested in the trustee under the Deed of Settlement and all other powers enabling him to do so, the trustee had decided to bring an end to the trust created by Mayabati Devi by transferring to each group of beneficiaries the properties mentioned in the schedule of the Deed of Settlement and with a view, to distribute the properties and fund in three parcels, each part whereof was intended to be transferred to the beneficiaries as hereinbefore mentioned, separately to be held by them in lieu of their respective shares as the absolute property of them, free of any trust or obligations created by the Deed of Settlement hereinbefore mentioned.
- 4.9 By way of a Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 139, Pages 25 to 28, being No.2764 for the year 1981, the trustee transferred unto Jayanta Chowdhury undivided  $1/3^{\text{rd}}$  portion of Late Mayabati Devi's share in the Said Premises which amounted to undivided  $1/6^{\text{th}}$  share of the Said Premises.
- 4.10 By way of a Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 152, Pages 43 to 56, being No.2763 for the year 1981, the trustee transferred unto Smt. Purna Chowdhury and Sudipto Chowdhury undivided  $1/3^{\text{rd}}$  portion of Late Mayabati Devi's share in the Said Premises which amounted to undivided  $1/6^{\text{th}}$  share of the Said Premises.
- 4.11 By way of an unregistered Deed of Transfer dated 30<sup>th</sup> March, 1981, Rai Sudhindranath Chowdhury in his capacity as the trustee transferred unto himself (as a beneficiary) undivided  $1/3^{\text{rd}}$  portion of Late Mayabati Devi's share in the Said Premises which amounted to undivided  $1/6^{\text{th}}$  share of the Said Premises. He thus became the owner of  $2/3^{\text{rd}}$  undivided share of the Said Premises.
- 4.12 It has been a term of the transfer mentioned above that each of the beneficiary out of their separate estate and/or out of the estate now transferred to them as absolute estate will meet and pay all liabilities in respect of the properties transferred to each of them namely, the municipal rates and taxes, income-tax, wealth-tax and various other outgoings connected with the estate as the same cannot be immediately discharged and satisfied and would have to be so done on determination of such liability and demand in respect of them.
- 4.13 Thus, in the manner mentioned hereinabove, Smt. Purna Chowdhury and Sri Sudipto Chowdhury jointly became the Owners, *inter alia* of  $1/6^{\text{th}}$  undivided share of the Said Premises. Sri Jayanta Chowdhury became the owner of undivided  $1/6^{\text{th}}$  share of the Said Premises. Rai Sudhindra Nath Chowdhury (since deceased) became Owner of undivided  $2/3^{\text{rd}}$  share of the Said Premises.
- 4.14 Rai Sudhindra Nath Chowdhury had duly made and executed his last Will and testament in Bengali language and character on June 9, 1964 (Said Will) at his place of residence at 200A, Shyama Prasad Mukherjee Road, Kolkata - 700 026 and had appointed his eldest son Rai Soumendra Nath Chowdhury as the sole executor of the

- 4.15 Rai Soumendra Nath Chowdhury the sole executor of the Said Will died on 10<sup>th</sup> July, 1979 without having proved the Said Will.
- 4.16 Rai Suchindra Nath Chowdhury, being a Hindu governed by Dayabhaga School of Hindu Law died testate on 27<sup>th</sup> February, 1980. The following persons are his heirs and successors on whom the estate of the deceased would have devolved in case of intestacy under the Hindu Succession Act, 1956.

Sl. No.	Name	Relation	Address
(i)	Rai Soumendra Nath Chowdhury (died intestate leaving behind him surviving: Wife-Smt. Purna Chowdhury Son-Sudipto Chowdhury)	Son  Daughter-in-law Grand-son	200A, S.P. Mukherjee Road, Kolkata - 76  -Do- -Do-
(ii)	Ra. Kalyan Chowdhury (died unmarried intestate)	Son	-Do-
(iii)	Rai Jayanta Chowdhury	Son	-Do-
(iv)	Smt. Subhra Banerjee	Married daughter	1/13, Surya Nagar, N.S.C. Bose Road, Kolkata - 700 042.

- 4.17 Sudipto Chowdhury filed an application for grant of Letters of Administration in respect of the estate of Rai Suchindra Nath Chowdhury, being P.L.A. No. 151 of 2005 before the Hon'ble High Court at Calcutta by virtue of the last Will and testament dated 9<sup>th</sup> June, 1964 of Late Rai Suchindra Nath Chowdhury.
- 4.18 Of the above named legal heirs of Late Rai Suchindra Nath Chowdhury, his youngest son Jayanta Chowdhury and his daughter-in-law, Smt. Purna Chowdhury, have consented to the Letters of Administration being granted to Sri Sudipto Chowdhury, son of Late Rai Soumendra Nath Chowdhury.
- 4.19 There were two attesting witnesses who signed the Said Will of the said deceased. However, both of them had already died. The execution of the Said Will and testament dated 9<sup>th</sup> June, 1964 was proved by the declaration made by Smt. Purna Chowdhury, the daughter-in-law of the deceased, being the attending witness of the said Will, at the foot of the petition for grant of Letters of Administration who was present at the time of execution of the said Will and testament by the said deceased above named on 9<sup>th</sup> June, 1964.
- 4.20 A caveat in the said P.L.A. No. 151 of 2005 was filed by Smt. Subhra Banerjee, married daughter of Rai Suchindra Nath Chowdhury residing at 1/13, Surya Nagar, N.S.C. Bose Road, Kolkata - 700 042. An Affidavit in support of caveat was also filed by the said Smt. Subhra Banerjee.
- 4.21 Due to indifferent health, the said Smt. Subhra Banerjee did not want to proceed further with the legal dispute with her kith and kin. Under such circumstances, parties to P.L.A. No. 151 of 2005 intended to settle the dispute among themselves in accordance with the terms and conditions mentioned in the terms of settlement dated 21<sup>st</sup> January, 2013 ("Terms of Settlement") wherein it had been agreed between the Owners and Smt. Subhra Banerjee inter alia that Smt. Subhra Banerjee shall relinquish all her claims and interest in the estate of Rai Suchindra Nath Chowdhury and that the Owners shall jointly become the absolute owners of the same.
- 4.22 In terms of such mutual arrangement between the Owners and Smt. Subhra Banerjee, the Terms of Settlement was filed in the ongoing proceedings of P.L.A. No. 151 of 2005 and the Owners and Smt. Subhra Banerjee filed an application before the Hon'ble High Court at Calcutta to grant a Letters of Administration and record the compromise in the said P.L.A. No. 151 of 2005 recording withdrawal of the caveat, and the affidavit filed by Smt. Subhra Banerjee in the said matter.

Chowdhury in terms of the last Will and testament of Late Rai Sushindra Nath Chowdhury, deceased dated 9<sup>th</sup> June, 1984 and P.L.A. No. 151 of 2003 was accordingly disposed off.

- 4.24 In terms of the Said Will of Rai Sushindra Nath Chowdhury, his three sons being Soumenendra Nath Chowdhury (since deceased), Kaiyan Chowdhury (since deceased) and Jayanta Chowdhury were entitled to receive inter alia his share in the Said Premises in equal shares. As mentioned above, Kaiyan Chowdhury had died intestate prior to the death of Late Rai Sushindra Nath Chowdhury without leaving behind any legal heir and Soumenendra Nath Chowdhury had also pre-deceased Late Rai Sushindra Nath Chowdhury leaving behind his legal heirs, Purna Chowdhury (wife) and Sudipto Chowdhury (son). Thus as per the provisions contained in the said last Will and testament dated 9<sup>th</sup> June, 1984 of Late Rai Sushindra Nath Chowdhury, his undivided  $\frac{2}{3}^{\text{rd}}$  share in the Said Premises was divided in the following manner:
- (i) Purna Chowdhury and Sudipto Chowdhury jointly became entitled to  $\frac{1}{2}$  (one half) of Rai Sushindra Nath Chowdhury's undivided  $\frac{2}{3}^{\text{rd}}$  (two third) share in the Said Premises i.e. undivided  $\frac{1}{3}^{\text{rd}}$  (one third) share in the Said Premises; and
  - (ii) Jayanta Chowdhury became entitled to the remaining  $\frac{1}{2}$  (one half) of Rai Sushindra Nath Chowdhury's undivided  $\frac{2}{3}^{\text{rd}}$  (two third) share in the Said Premises i.e. undivided  $\frac{1}{3}^{\text{rd}}$  (one third) share in the Said Premises.
- 4.25 Thus, in view of the above, the Owners have jointly become absolute owners of the Said Premises in the ratios given hereunder:
- (i) Jayanta Chowdhury: owner of undivided  $\frac{1}{3}$  or 33% share in the Said Premises;
  - (ii) Purna Chowdhury and Sudipto Chowdhury: jointly owner of undivided  $\frac{1}{3}$  or 33% share in the Said Premises.
- 4.26 **Mutation:** The Owners have duly recorded and mutated their names in the records of the Kolkata Municipal Corporation and is presently assessed as Assessee No: 110881800366.
- 4.27 **Title of the Owners:** In the abovementioned circumstances, the Owners acquired right, title and interest to the Said Premises, free from all encumbrances.
- 4.28 **Agreement for Development:** By an Agreement dated 25<sup>th</sup> June, 2015, (Development Agreement) the Owners have appointed Prakriti Eminent Heights LLP, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (LLPIN AAC5806), having its registered office at R.No-204, 2<sup>nd</sup> Floor, Fort Knox Building, 5 Abanindra Nath Thakur Sarani (formerly Carnac Street), Kolkata-700017, Post Office and Police Station Shakespeare Sarani (PAN AARFP2144E), being represented by its designated partners, namely, (1) Dipanjan Bhattacharjee, son of Late Lakshmi Bhattacharjee, of 84, B. T. Road, Kolkata-700090, Post Office Noapara, Police Station Baranagar, (2) Manish Kakrania, son of Devi Prasad Kakrania, of Flat 33, 3<sup>rd</sup> Floor, Palatin Building, 5 Queens Park, Kolkata-700019, Post Office and Police Station Ballygunge and (3) Rajesh Kumar Saini, son of Bhanwar Lal Saini, of 41, Tara Chand Dutt Street, Kolkata-700073, Post Office Colocota's, Police Station Juvashanko, (the Developer herein) for development and commercial exploitation of the Said Premises on terms and conditions agreed therein.
- 4.29 **Power of Attorney:** By a Power of Attorney dated 25<sup>th</sup> June, 2015, the Owners granted power to the Developer to enter the Said Premises and carry on the development work of the Said Premises.
- 4.30 **Present Status:** In the circumstances, the Owners are the joint owners of the Said Premises and the Developer has exclusive right of development of the Said Premises by virtue of the Development Agreement.

daughter of Late Debendra Nath Bhattacharjee and wife of Late Surenindra Nath Chowdhury, all residing at 200A, S.P. Mukherjee Road, Kolkata-700 025, Post Office Kalighat, Police Station Tollygunge are the joint owners of the Said Premises.

- 5.2 Pratik Eminent Heights LLP, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (LLPN AAC5806), having its registered office at R.No-204, 2<sup>nd</sup> Floor, Fort Knox Building, 9 Abanindya Nath Thakur Sarani (formerly Curzon Street), Kolkata-700017, Post Office and Police Station Shakespeare Sarani (PAN AARFT2144F), being represented by its designated partners, namely, (1) Dipanjan Bhattacharjee, son of Late Lobenath Bhattacharjee, of 54, B. T. Road, Kolkata-700090, Post Office Naspura, Police Station Baranagar, (2) Manish Kakrania, son of Devi Prasad Kakrania, of Flat 3B, 3rd Floor, Palace Building, 6 Queens Park, Kolkata-700019, Post Office and Police Station Ballygunge and (3) Rajesh Kumar Baid, son of Bhawan Lal Baid, of 41, Tara Chand Dutta Street, Kolkata-700073, Post Office Colootola, Police Station Jorashanko has the exclusive right of development of the Said Premises.
- 5.3 The searches undertaken by us relate to encumbrances created by acts of parties and recorded in public records, dues towards Municipal rates and taxes and land revenue and legal proceedings but do not extend to the charge created by operation of any law, statutory charges and default of payment of Income Tax dues and other Government dues.
- 5.4 Subject To our observations aforesaid and perusal of documents made available to us and the search reports prepared by our external consultants, we are of the opinion that the Said Premises appears to be free from encumbrances and the Owners have marketable title to the Said Premises.

Schedule  
(Said Premises)

Land measuring about 21 (twenty one) *corah* 9 (nine) *chitack* and 5 (five) square feet together with a two-storied brick-built building standing thereon situate, lying at and being Municipal Premises No. 200A, Snyama Prasad Mukherjee Road, within the Municipal limits of Kolkata, Police Station Tollygunge, Sub-Registry Alipore, within Ward No. 88 of the Kolkata Municipal Corporation.

Date: 15<sup>th</sup> December, 2016  
Place: Kolkata

Arindam Bhakat  
**ARINDAM BHAKAT**  
ADVOCATE  
HIGH COURT, CALCUTTA

**Disclaimer**

- i. Kindly note that in conducting title searches of the Said Premises, I have assumed the capacity of all persons, the genuineness of all signatures and execution, the correctness and the authenticity of the originals of all documents submitted to me as copies and that there are no agreements, letters or other arrangements having contractual effect modifying the terms or effect of the documents examined by us.
- ii. Kindly also note that I have conducted independent searches at the relevant offices of the registrar, court and other government offices through external consultants and the contents of this letter are based upon the reports of such searches prepared by the said consultants.
- iii. While reasonable care has been taken in conducting the title searches and preparing a brief summary of such title searches in the form of this Title Report, I shall not be held liable for any loss and/or damage if suffered by the Client and/or any third party on account of and/or relying on the information furnished by or statement made in the Report by me based on the documents made available to me. This Report is not to be construed as any warranty or opinion in the Client or any other party or person and is merely a representation of data collected in the course of the title search exercise. I shall accept no



**ANNEXURE A**  
**(Document Produced)**

Sl. No.	Nature, Date and Registration Particulars of Documents	Status
A1	Bengali deed of settlement dated September 5, 1958 and registered in the office of the Sub-Registrar, Alipore in Book I, Volume 138, Pages 129 to 135, being No.7795 for the year 1958	Photocopy
A2	Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 139, Pages 25 to 34, being No.2764 for the year 1981.	Photocopy
A3	Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 132, Pages 48 to 56, being No.2762 for the year 1981	Photocopy
A4	Deed of Transfer dated March 30, 1981	Photocopy
A5	Last Will and Testament of Rai Sudhindra Nath Chowdhury dated June 9, 1964 in Bengali Language	Photocopy
A6	Letters of Administration granted by the Hon'ble High Court at Calcutta in the goods of Late Rai Sudhindra Nath Chowdhury to Sri Sudipto Chowdhury in terms of the last Will and testament of Late Rai Sudhindra Nath Chowdhury, deceased dated June 9, 1964 and P.L.A. No. 151 of 2005 together with the translated copy of the Last Will and testament of Rai Sudhindra Nath Chowdhury dated June 9, 1964 certified by the Official translator of High Court, Calcutta	Photocopy
A7	Terms of Settlement between Subhra Banerjee and Parua Choudhury, Sudipto Choudhury and Jayanta Choudhury	Photocopy
A8	Development Agreement dated 25 <sup>th</sup> June, 2015, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1901-2015, at Pages 41559 to 41613, being Deed No. 190105518 for the year 2015	Photocopy
A9	Power of Attorney dated 25 <sup>th</sup> June, 2015, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1903-2015, at Pages 21287 to 21316, being Deed No. 190309851 for the year 2015	Photocopy

**Annexure B**  
**(Details of Registration Offices Searched)**

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Office of the Registrar of Assurances, Kolkata

Property Details	Period	Entries Found	Receipt No.	Remarks
Municipal Premises No. 200A, Sanyama Prasad Mukherjee Road, Kolkata-700025, Police Station Tollygunge	1984-2016	Nil	U-40818 1301G1507A/2016	-

Office of the District Registrar, Alipore

Property Details	Period	Entries Found	Receipt No.	Remarks
Municipal Premises No. 200A, Sanyama Prasad Mukherjee Road, Kolkata-700025, Police Station Tollygunge	1984-2016	Nil	V-805961 W-544880	-

Office of the Additional District Sub-Registrar, Alipore

Premises	Period	Entries Found	Receipt No.	Remarks
Municipal Premises No. 200A, Sanyama Prasad Mukherjee Road, Kolkata-700025, Police Station Tollygunge	1984-2016	Nil	V-805961 W-544880	-

Note: Photocopies of all Search Reports and Original Receipts are enclosed, collectively marked Annexure B1.

**Annexure C**  
**(Details of Court Searches)**

Purna Choudhury, wife of Soumendra Nath Choudhury

Courts Searched	Period	Case found	Receipt No.	Remarks
3 <sup>rd</sup> Civil Judge Junior Division, Alipore: Title Suit Money Suit	2001-2015	None None	-	-

3 <sup>rd</sup> Civil Judge Senior Division, Alipore:	2004-2016			
Title Suit Money Suit		None None		
Attachment Register, Sheriff, High Court	2004-2016			
Immovable Miscellaneous		None None	A208433	.....

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C1.

St. Jyoti Choudhury, son of Suresh Choudhury & Nishu Choudhury

Courts Searched	Period	Case found	Receipt No.	Remarks
3 <sup>rd</sup> Civil Judge Junior Division, Alipore:	2004-2016			
Title Suit Money Suit		None None		
3 <sup>rd</sup> Civil Judge Senior Division, Alipore:	2004-2016			
Title Suit Money Suit		None None		
Attachment Register, Sheriff, High Court:	2004-2016			
Immovable Miscellaneous		None None	A208437	.....

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C2.

Subina Banerjee, wife of Rabintra Banerjee

Courts Searched	Period	Case found	Receipt No.	Remarks
3 <sup>rd</sup> Civil Judge Junior Division, Alipore:	2004-2016			
Title Suit Money Suit		None None		
3 <sup>rd</sup> Civil Judge Senior Division, Alipore:	2004-2016			
Title Suit Money Suit		None None		

Attachment Register, Sheriff, High Court:	2004-2016			
Immovable Miscellaneous		None None	A206459	-----

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C5.

Jayanta Choudhury, son of Suchindra Nath Choudhury

Courts Searched	Period	Case found	Receipt No.	Remarks
3 <sup>rd</sup> Civil Judge Junior Division, Alipore:	2004-2016		---	---
Title Suit Money Suit		None None		
9 <sup>th</sup> Civil Judge Senior Division, Alipore:	2004-2016		---	---
Title Suit Money Suit		None None		
Attachment Register, Sheriff, High Court:	2004-2016			
Immovable Miscellaneous		None None	A710438	-----

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C6.

**Annexure D**  
(Kolkata Municipal Corporation, Chief Manager Revenue)

From the records maintained at the Office of the Kolkata Municipal Corporation, Assessment and Collection Department, it appears that no unpaid tax is due with respect to the Said Premises and the Owners are the recorded joint owners of the Said Premises.

Note: Original NOC obtained from the official website of the Kolkata Municipal Corporation is enclosed, marked Annexure D1.

**Annexure E**  
(Kolkata Municipal Corporation, Law Department)

From the records maintained at the Office of the Kolkata Municipal Corporation, Law Department, it appears that no suits or proceedings are pending with respect to the Said Premises regarding any corporation tax or any other matters before the Hon'ble High Court, Calcutta, Sessions Court or City Civil Court.

Note: Original Report being Memo No. L-005/Law/2014-2015 dated 02.03.2015 is enclosed, marked Annexure E1.

**Annexure F**  
(Office of the 1<sup>st</sup> Land Acquisition Collector, Kolkata)

From the records maintained at the Office of the 1<sup>st</sup> Land Acquisition Collector, Kolkata, it appears that the Said Premises or any part thereof is not affected by any acquisition, road alignment and/or any other scheme either proposed and/or to be proposed, prescribed and/or to be prescribed, sanctioned and/or to be sanctioned. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the said application is annexed hereto. We are awaiting official communication from the said office in this regard.

Note: Original of the application is enclosed, marked Annexure F1.

**Annexure G**  
(Urban Land (Ceiling & Regulation) Act, 1976)

From the records maintained at the Office of The Competent Authority, Urban Land Ceiling Department, Salt Lake, it appears that the Said Premises is not affected by any order issued by the said authority for vesting of the same in favour of the state government. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are awaiting official communication from the said office in this regard.

Note: Original of application is enclosed, marked Annexure G1.

**Annexure H**  
(Kolkata Metropolitan Development Authority)

From the records maintained at the Office of the Kolkata Metropolitan Development Authority, Salt Lake, it appears that the Said Premises or any part thereof is presently not being under any acquisition proceedings initiated by the said department. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are still awaiting official communication from the said office in this regard.

Note: Original of application is enclosed, marked Annexure H1.

**Annexure I**  
(Kolkata Improvement Trust)

From the records maintained at the Office of the Kolkata Improvement Trust, Kolkata, it appears that the Said Premises or any part thereof is presently not being under any acquisition proceedings initiated by the said Department. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are still awaiting official communication from the said office in this regard.

Note: Original of application is enclosed, marked Annexure I1.