



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

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

DNM/AM/1127

14th February, 2014

Kyal Developers Private Limited,
55/1A, Strand Road, 2nd floor,
Kolkata-700 006.

Dear Sirs,

**Re: Premises No.9, Shyama Prasad
Mukherjee Road, Police Station-
Bhawanipore, Kolkata-700 025.**

Enclosed please find Report-on-Title in respect of the above property.

Yours faithfully,
For **VICTOR MOSES & CO.**

Encl: As above.


(D.N. MITTRA)
PARTNER

TKD

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REPORT ON TITLE

**Re: Premises No.9, Shyama Prasad
Mukherjee Road, Police Station
Bhawanipore, Kolkata-700 025.**

- 1] **Owner:** **Iswar Gopaleswar Mahadeb,**
a Hindu deity represented by the present Shebaites
**(i) Anil Kumar Datta (ii) Sunil Kumar Datta, (iii)
Samir Kumar Dutta, (iv) Arun Kumar Dutta and (v)
Bijan Kumar Dutta.**

2] **Description of Land:**

All That the piece and parcel of land containing an area 8 Cottahs
8 Chittaks be the same a little more or less together with two storied
brick built messuage tenement dwelling house situate lying at and being
Premises No.9, Shyama Prasad Mukherjee Road, Police Station-
Bhawanipore, Ward No.72, Kolkata-700 025 and butted and bounded in
the manner following, that is to say:-

ON THE NORTH : the temple of Gopaleswar Mahadeb at 7B,
S.P. Mukherjee Road & 2 shops;

ON THE SOUTH : 11, S.P. Mukerjee Road;

ON THE EAST : Vacant land belonging to Nafar Atta;

ON THE WEST : S.P. Mukherjee Road.

3] **Copies of Documents Perused:**

i) Arpannama dated the 21st Baishak 1288 executed by the said
Gopal Chandra Dutta and registered with the Deputy Registrar at
Alipore, in Book No.I, Volume No.9, Pages 237 to 238, Being No.1139 for
the year 1881.

ii) Death Certificate dated 01.01.1993 of Panchanan Dutta issued by
the Calcutta Municipal Corporation.

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- iii) Death Certificate dated 09.08.1998 of Ashalata Dutta issued by the Calcutta Municipal Corporation.
- iv) Tax Receipt dated 14.10.2009 issued by the Kolkata Municipal Corporation in favour of Panchanan Dutta.
- v) Extract of the Inspection Book of the Kolkata Municipal Corporation.
- vi) Order dated 12.09.2011 passed by the Learned District Judge at Alipore in Misc Case No.762 of 2010.

4] Scope of Limitation:

The scope of our report is limited by the following general parameters.

We have assumed that the copies of the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owner abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, we 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 Owner 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.

5] Devolution:

A. One Gopal Chandra Dutta was absolutely seized and possessed of All That the piece and parcel of land containing an area of 9 Cottahs be the same a little more or less lying situate at Dihi Panchannagram, Division-VI, Sub-Division M, Holding No.305/O and 305/A, Sub-Registrar and Police Station the then Bhawanipore, District the then 24 Parganas (hereinafter referred to as the **said land**).

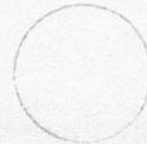
B. Being seized and possessed of said land the said Gopal Chandra Dutta constructed a two storied brick built building and a temple on the said land or on the portion thereof [herein after the said land, building and temple collectively referred to as the **said property**].

C. The said Gopal Chandra Dutta installed a Hindu Deity namely Iswar Gopaleswar Mahadeb upon the said property [herein after referred to as the **said Hindu Deity**].

D. Subsequently by an Arpannama dated the 21st Baishak 1288 executed by the said Gopal Chandra Dutta and registered with the Deputy Registrar at Alipore, in Book No.I, Volume No.9, Pages 237 to 238, Being No.1139 for the year 1881 the said Gopal Chandra Dutta dedicated All That the said property unto and in favour of the said Hindu Deity and made provisions to pay the expenses of worship and other rituals of the said Deity.

E. By and under the said Arpannama dated the 21st Baishak.1288, the said Gopal Chandra Dutta further made out that in the absence of any specific rule formulated in future for the appointment of the Shebait and upon his death his son, grandson and any heir or heirs surviving for the time being would act as the Shebait of the said Hindu Deity.

F. The said Gopal Chandra Dutta died on the 4th day of Jaistha, 1289 without any male issue and leaving him surviving his widow Muktakeshi Dasi and only daughter Shankari Dasi as his heiresses and legal



representatives who upon his death jointly inherited the shebaitship of the said Hindu Deity.

G. In reality the said Muktakeshi Dasi took up the shebaitship and continued to act on such strength.

H. The said Muktakeshi Dasi also mutated her name in the records of the Corporation of Calcutta in respect of the said property.

I. The said Sankari Dasi died on the 14th day of Ashad, 1324 leaving her surviving her only son Panchanan Dutta as her heir and legal representative.

J. The said Muktakeshi Dasi died in the year 1925 leaving her surviving her grand son the said Panchanan Dutta who upon her death inherited the shebaitship of the said Hindu Deity.

K. The said property was subsequently numbered as Premises No.9, S.P. Mukherjee Road, Calcutta [herein after referred to as the **said premises**].

L. The said Panchanan Dutta duly mutated his name in the records of the Kolkata Municipal Corporation in respect of the said premises.

M. The said Panchanan Dutta died on the 1st day of January, 1993 leaving him surviving his widow Ashalata Dasi, five sons Anil Kumar Datta, Sunil Kumar Datta, Samir Kumar Datta and Bijan Kumar Datta and two daughters namely Umarani Dutta and Ramarani Das as his heirs, heiresses and legal representatives who upon his death jointly inherited the shebaitship of the said Hindu Deity.

N. The said Umarani Dutta and Ramarani Das never acted as shebait of the said Hindu Deity.

O. The said Ashalata Dasi died on the 8th day of August, 1998.

P. The said Anil Kumar Datta, Sunil Kumar Datta, Samir Kumar Datta and Bijan Kumar Datta since have been continuing to act as the shebaits of the said Hindu Deity.

Q. The Shebaits had been facing difficulty in paying the taxes and outgoings including the costs of repair and maintenance of the said premises on regular basis.

R. The portion of the said premises was also tenanted.



S. In order to find out alternative fund to meet up the daily expenses and there being hardly any prospect of the said premises being vacated and to avoid long drawn and expensive litigation as well, the Shebaita decided to dispose of and/or develop the said premises for the benefit of the said Hindu Deity.

T. On an application made by the Shebaita, the Learned District Judge at Alipore passed an Order dated 12.09.2011 in Misc Case No.762 of 2010 thereby allowing the Shebaita to develop the said premises.

6) The searches made:

- a) At the offices of i) Registrar of Assurances, Kolkata, ii) District Registrar, Alipore and iii) Addl. Dist. Sub-Registrar, Alipore for the period from 1979 to January, 2014;
- b) At the office of the Land Acquisition Collector, Kolkata;
- c) At Kolkata Municipal Corporation;
- d) At the office of the Kolkata Improvement Trust.

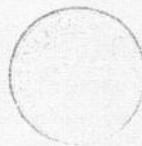
7) Result of searches:

a) Registration Offices:

i) From the Index-II searches made at the office of the Registrar of Assurances Kolkata, it transpires that there is no adverse entry against the above premises during the aforementioned period. However, the pages for the years 1981, 1995, 1997, 1998 and 1999 were found to be partly torn and/or torn and as such the search in respect of these years could not be properly carried out.

ii) From the Index-II searches made at the office of the District Registrar Alipore, it transpires that there is no adverse entry against the above premises during the aforementioned period. However, the pages for the years 1979 to 1988, 1991, 1992 and 1996 were found to be damaged and partly torn and as such the search in respect of these years could not be properly carried out.

iii) From the Index-II searches made at the office of the Additional District Sub-Registrar Alipore it transpires that there is no adverse entry against the above premises during the aforementioned period. However, the pages for the years 1979 to 1992 were found to be damaged and



partly torn and as such the search in respect of these years could not be properly carried out.

c] Land Acquisition Collector, Kolkata:

From the searches made at the office of the Land Acquisition Collector, Kolkata, it transpires that the said premises was not affected by any acquisition proceedings at the time of searching in the year 2009.

d] Kolkata Municipal Corporation:

From the Letter of Intimation dated 23.05.2009 it transpires that an amount of Rs.2,15,337/- was due and payable towards tax in respect of the said premises to Kolkata Municipal Corporation.

It further transpires that at that point of time the said premises was not affected by any scheme of road alignment of the Kolkata Municipal Corporation.

e] Kolkata Improvement Trust:

From the searches made at the office of the Kolkata Improvement Trust it transpires that the aforesaid premises was not affected by any scheme thereof at the time of searching in the year 2009.

8) Certification:

Considering and on perusal of the aforesaid documents and based on the aforesaid searches we are of the view that the title of the above premises in question appears to be marketable subject to the payment of the outstanding municipal tax.

Dated this 14th day of February, 2014.

**For VICTOR MOSES & CO.
SOLICITORS & ADVOCATES**


**(D.N. MITTRA)
PARTNER**

T0773



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No Ward No Street No Premises No Name of the Street Assessee No Mathi No
 8 072 31 9 SHYAMAPROSAK MUKHERJEE ROAD 11072310069 6000

No of Stories	Nature of Use	Plot (in Sq.Mt.)	Area Covered (in Sq.Mt.)	Floor (in Sq.Mt.)	Article	Section	Exemption, if any	No. of users	Residential	Non Res.	Classified Ownership	Operative GR Quarter
	D.H. & SHOPS											4/2011

Name and address of owner and/or person liable to pay consolidated rate	Initial & date of this H.A./Assmt. making correction	PARTICULARS OF SUBSEQUENT ALTERATIONS						Amount of rebate if any, u/s 171(5) & 25 allowing rebate of consolidated rate (Col. 8 minus Col. 9)		
		1	2	3	4	5	6		7	8
Owner: ANIL KUMAR DATTA, SUNIL KUMAR DATTA, RAMIR KUMAR DATTA, ANIN KUMAR DATTA, BIJON KUMAR DATTA, , , , , , 9, SHYAMA PROSAD MUKHERJEE ROAD, KOLKATA 25, , , , ,		18000	40	01/08/2002	01/01/1998	1800.00	1800.00	1800.00	0	1800.00
		18000	40	01/08/2002	01/01/1994	1800.00	1800.00	1800.00	0	1800.00
		20000	40	01/08/2002	01/01/2000	2000.00	2000.00	2000.00	0	2000.00
		23000	40	30/07/2007	01/01/2006	2300.00	2300.00	2300.00	0	2300.00
		28400	40	09/01/2016	01/01/2012	2840.00	2840.00	2840.00	0	2840.00

Quarterly B surcharge leviable under sec. 171(4) & 171(5) Tax at leviable on the AV	Proportionalate		Annual of surcharge	Gross amount payable per quarter Column 8 or 10.11 & 15.16 any (rounded off to the nearest rupee)	Amount of general rebate @ 5% u/s 21(2) (nearest rupee)	Net amount payable per quarter (rounded off to the nearest rupee)	Initial of Assessment Clerk/Head Assisstant	Initial of Authenticating officer u/s 197(4)	Quarter of issuing of Fresh or supplementary RITRs or other alterations	Remarks	
	Proportionalate AV where applicable	Proportionalate Quarterly Rate									
11	12	13	14	15	16	17	18	19	20	21	22
22.50			50	121.50	1945.00	97.25	1848.00				
22.50			50	121.50	1945.00	97.25	1848.00				
25.00			50	195.50	2221.00	111.05	2110.00				
28.75			50	318.50	2668.00	132.40	2536.00				
35.50			50	497.00	3373.00	168.65	3204.00				

15/11/16
H.A.
Collector

16/11/16
Municipal Revenue
Municipal Corp.

24/11/16
WARD 072, C.E.O

THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No Ward No Street No Premises No
8 072 31 9

Name of the Street
SHYAMAPROSAD MUKHERJEE ROAD

Assessee No Mathi No
110723100069 0000

No of Stories	Nature of Use	Plot (In Sq.Mt.)	Area Covered (In Sq.Mt.)	Floor (In Sq.Mt.)	Exemption, if any		No. of users	Classified Ownership	Operative GR Quarter
					Article	Section			
	D. H. SHOPS								4/2011
Land Area: Courtah 08, Chattrak 08,									

Name and address of owner and/or person liable to pay consolidated rate	Initial & date of the H.A./Asstt. making correction	1	Annual Valuation	Asmt. u/a	% of Consolidated rate	Date of alteration of Annual Valuation (Column 3)	Date of effect of alteration	Date of Quarterly payable Consolidated rate of consolidated rate	Amount of rebate if any, u/s 171(5) & 251 allowing rebate of consolidated rate (Col. 8 minus Col. 9)	10
Owner: ANIL KUMAR DATTA, SUNIL KUMAR DATTA, SAMIR KUMAR DATTA, ARUN KUMAR DATTA, RAJON KUMAR DATTA,			18000	4	5	01/08/2002	01/01/1998	1800.00	0	1800.00
9, SHYAMA PROSAD MUKHERJEE ROAD, KOLKATA 25,			18000	4	5	01/08/2002	01/01/1994	1800.00	0	1800.00
			20000	4	5	01/08/2002	01/01/2000	2000.00	0	2000.00
			23000	4	5	30/07/2007	01/01/2006	2300.00	0	2300.00
			28400	4	5	09/01/2016	01/01/2012	2840.00	0	2840.00

PARTICULARS OF SUBSEQUENT ALTERATIONS

PARTICULARS OF SUBSEQUENT ALTERATION

Quarterly Boverah Bridge Tax at leviable on the AV	Surcharge leviable under sec. 171(4)		Gross amount payable per quarter Columns 8 or 10, 11 & 15, 16 any (rounded off to the nearest rupee)	Amount of general rebate @ 5% u/r 214(2) nearest rupee	Net amount payable per quarter (rounded off to the nearest rupee)	Initial of Assessment Officer u/a 187(4)	Initial of Issuing of Fresh or supplementary alterations	Remarks			
	Proportional % of AV where applicable	Proportional % of surcharge									
11	12	13	14	15	16	17	18	19	20	21	22
22.50			50	121.50	1945.00	97.25	1848.00				
22.50			50	121.50	1945.00	37.25	1848.00				
25.00			50	195.50	2221.00	111.05	2110.00				
28.75			50	318.50	2648.00	132.40	2516.00				
35.50			50	497.00	3373.00	168.65	3204.00				

15/11/16
H.A.
Collector

15/11/16
Collector

15/11/16
Collector

15/11/16
Collector

15/11/16
Collector