

**Bimal Chandra Lahiri** M.A., LL.B. :- 1 -::

ADVOCATE

Calcutta High Court & Judges Court  
Alipur Bar Association, Room No. 4 & 6  
Police Court,  
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)  
Kolkata - 700 027

**Chamber & Residence :**  
15, Siddhinath Chatterjee Road, Behala, Kol-34  
Manton (West) Near Sabuj Sathi Club &  
Ashoke Car Garage West Side  
Phone : 2445 8842

Date : \_\_\_\_\_

10.02.2017

**REPORT ON TITLE**

**Re:-** All that piece and parcel of the land measuring an area 13 Cottahs00 Chittaks 19 sq.ft. along with building structure standing thereon lying and situated at Municipal Premises No. 134, Netaji Subhas Chandra Bose Road, Kolkata- 700 040, under K.M.C. Ward No. 95, under Police Station Jadavpur, in the District of South 24- Parganas.

**Present owners:-** SMT. RATNA DASGUPTA wife of Nani Bhusan Das Gupta residing at 134, N.S.C. Bose Road, Kolkata- 700 040.

**ABSTRACT OF TITLE**

1. By an Indenture dated 19.12.1944 wherein thje Calcutta Properties Ltd. sold, conveyed, transferred unto and in favour of Sri Kedar Nath Mohta in respect of an area of the land measuring an area 13 Cottahs00 Chittaks 19 sq.ft. along with building structure standing thereon lying and situated at Plot No. 32, Ramkumar Park, Tollygunge, in the District of South 24- Parganas.
2. By an Indenture dated 25.02.1955 registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No. 20, pages from 202 to210, Being No. 865 for the year 1955 wherein the said Sri Kedar Nath Mohta sold, conveyed, transferred the aforesaid property untoand in favour of Smt. Sandhya Rani Chatterjee.
3. While seized and possessed of the aforesaid property the said Smt. Sandhya Rani Chatterjee recorded her name in the then Tollygunge Municipality now Kolkata Municipal Corporation, as Municipal Holding No. 134, Netaji Subhas Chandra Bose Road formerly known as 175, Bansdroni Road, P.S. formerly Tollygunge now Jadavpur, in the District of South 24- Parganas and constructed a single storied building standing thereon.

  
BIMAL CH. LAHIRI, M.A., LL.B.  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No.- WB/298/82

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4. By virtue of another Indenture dated 10.12.1960 registered in the office of the Sub- Registrar at Alipore and recorded in Book No.1, Volume No.139, pages from 245 to 251, Being No. 9209 for the year 1960 wherein the said Smt. Sandhya Rani Chatterjee sold, conveyed, transferred unto and in favour of Lieutenant Colonel Guru Prasad Das in respect of the aforesaid property.
5. By virtue of a registered conveyance being dated 6.2.1970 registered in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No.22, pages from 37 to 44, Being No. 538 for the year 1970 wherein the said Lieutenant Colonel Guru Prasad Das sold, conveyed, transferred unto and in favour of Smt. Ratna Das Gupta in respect of the aforesaid property.
6. While seized and possessed of the foresaid purchased property the present owner namely Smt. Ratna Das Gupta mutated her name in the record of the Kolkata Municipal Corporation and the said property is known and numbered as Municipal Premises No. **134, Netaji Subhas Chandra Bose Road, under ward No. 95, Assessee No. 21-095-06-0028-7** and paying the rates and taxes regularly to the Authority Concerned.
7. Thus the present owner lawfully and absolutely seized and possessed of the aforesaid property at premises No. **134, Netaji Subhas Chandra Bose Road, under ward No. 95, Assessee No. 21-095-06-0028-7**, Kolkata- 700 040, under Ward No. 95, under Police Station Jadavpur, in the District of South 24- Parganas and is enjoying all its usufructs on payment of taxes and other outgoings to the appropriate authorities and by exercising all rights of **ownership** according to law.

**PAPER EXAMINED**

1. The different deeds in connection with the aforesaid property along with the Mutation certificate and Tax receipts of the said property.

  
BIMAL CH. LAHIRI, M.A., LL.B.  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No.- WB/298/82

**Bimal Chandra Lahiri** M.A., LL.B. :- 3 -:-

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Calcutta High Court & Judges Court  
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Phone : 2445 8842

Date : \_\_\_\_\_

2. Search report having searched in the office of the Registrar of Assurances-II at Kolkata, during the period from **1980 to 2016** till date and in the office of the D.R.O. at Alipore, during the period from **1980 to 2016** till date and in the office of the A.D.S.R.O. Alipore, during the period from **1980 to 2016** till date in respect of the above mentioned property.
3. I have also searches case record in the Court of the Ld. 5<sup>th</sup> Civil Judge (Senior Division) and Ld. 1<sup>st</sup> Civil Judge ( Jr. Divn.) at Alipore during the period from 2005 to 2016 till date regarding Title Suit and Money Suit in the name of Smt. Ratna Dasgupta in respect of the property at 134, N.S.C. Bose Road, Kolkata- 700 040 and from the relevant records of the aforesaid court it is found that no such Money Suit and / or Title Suit have been filed and /or pending during the aforesaid period.
4. I have also examined all the xerox copy of the Title deeds produce by the present owner and also examined the Xerox copy of the Records, Tax receipts and also the Mutation Certificate in the name of the present owner.

**OBSERVATION**

1. I have examined the xerox copies of all deeds and other papers and documents in connection with the aforesaid property.
2. From the careful consideration of the aforesaid and the reports, documents and papers, I find that the aforesaid present owner is the full and absolute owner of the entirety of the said property and had lawfully seized and possessed the said property by paying the rates/ taxes regularly to the Authority concern.

**CONCLUSION**

After going through the above abstract and the documents as above and fully relying upon the same, I am the opinion that the said present owner namely **SMT. RATNA DASGUPTA** is the absolute bonafide owner of the land and Property and has got good clear marketable title and the said property is free from all encumbrances.

**Search Receipts are enclosed herewith.**

  
BIMAL CH. LAHIRI, M.A., LL.B.  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No. - WB/298/82

No. REGN V 9988

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 53672

Date of application..... 23/11/80

Search for the year(s)..... 1980 - 2016

Name of office to which the record to be searched or inspected relates.....

DET & ALI

Name of person or property to be searched.....

Nature of document..... 134 N.S.C Bose &

Particulars of record to be inspected (year, number, book, volume and page in the registered document).....

From whom received.....

G. Mondal

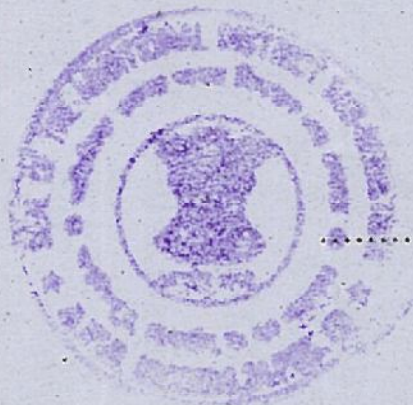
Fees paid under Article—

50/-

F (1) (i)

F (1) (ii)

F (2)



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

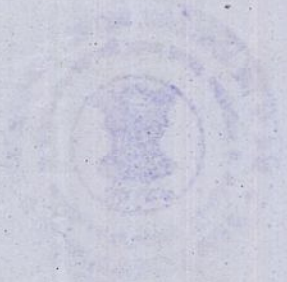
358888

2027  
forwarded to U.S.R./A.D.S.R. \_\_\_\_\_  
for searching from \_\_\_\_\_ to \_\_\_\_\_

100 + 84 + 60

100 + 84 + 60

forwarded to U.S.R./A.D.S.R. \_\_\_\_\_  
for searching from \_\_\_\_\_ to \_\_\_\_\_  
G. H. ...  
100 + 84 + 60



No. REGN W 581388

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 12 388
- 2. Date of application..... 24-11-16
- 3. Search for the year(s)..... 1980-16
- 4. Name of office to which the record to be searched or inspected relates..... R.D.K. -
- 5. Name of person or property to be searched..... D
- 6. Nature of document..... Sale -
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... POC-134, N.S.C. Bose Rd.
- 8. From whom received..... G. Mondal.
- 9. Fees paid under Article—
- F (1) (i) 307-
- F (1) (ii)
- F (2)

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



1880-1881  
2-11-16  
1880-1881  
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6396

HIGH COURT FORM NO. (A) 25 (W/19) 30 (1/1/2014)  
APPLICATION FOR INFORMATION

Serial No. & Date

Name & Residence of the Applicant

Name of information required

By whom information is to be ready

Sign of officer receiving the appln.

Remarks



Handwritten initials

Gautam Mondal  
Clerk to  
Mr Bapi Rao  
Advocate

Whether any ~~sum~~ / Money / Suit /  
Execution has been filed by or against  
Smt. Kalpa Dasgupta wife of  
Bhawan Dasgupta  
Premises-no-184,  
in respect of ~~...~~ of Section 21 No.  
N.S.C. Bazar, under Police Station  
Dadpur during 2005-2016  
in The Court of Sth. Ct. Judge (Senior  
Judge) Division of Alipor

6-12-16

MM



No Such ~~...~~ has been  
filed in this Court during the  
year 2005-2016. It  
appears from the year  
searching of family

BY ORDER  
Executive  
Judge, Sr. Division  
of Court Alipore



6395

HIGH COURT FORM NO. 001 OF 1973 (GENERAL)  
APPLICATION FOR INFORMATION

Form No. 001 of 1973  
Serial No. & Date

Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready	Sign of officer receiving the application	Fees
<p>20/5 Mr. Bapir Das Advocate</p>	<p>Whether any Title / Money / Suit / Execution has been filed by or against Smt. Ratna Dasgupta w/o Navin Bhawan Dasgupta in respect of Pre-134 N. S. e. Bose Rd. in respect of 2005-2016. In the Court of Sd/- Civil Judge (Senior) Division of Alipury Particulars thereof.</p>	<p>5-12-16</p>	<p>RM</p>	<p>No Such <b>TS</b> has been filed in this Court during the year <b>2005 to 2016</b>. Suit appears from the year <b>2005 to 2016</b>.</p> <p><b>BY ORDER</b> <b>Magistrate</b> <b>Magistrate &amp; District</b> <b>Alipury</b></p>



HIGH COURT FORM NO. (A) 35 (Civil) 38 (Continued)  
APPLICATION FOR INFORMATION

West Bengal Form No. 8/70 Serial No. & Date	Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready Sign of officer receiving the information	Remarks
	369 <del>06-12-16</del> 5/5/16 Goutam Mondal Born to Mr. Bapi Das Advocate	Whether any debt / Money / Suit / Execution has been filed by or against Smt. Ratna Dasgupta vs. N. S. G. Bose & Co., Advocate in respect of <del>Property</del> <u>Removal-134</u> N. S. G. Bose & Co., Advocate Dadarpur, Dist. 2005-2016 for In The Court of Mr. Justice (Jr. Divn.) (Jr. Divn.) Division of Alipore, 24 P.S. (Civil) particulars thereof.	06-12-16 BY ORDER Sherstadar Civil Judge (Jr. Divn.) Court, Alipore	No Suit <u>Money Suit</u> has been filed in the Court of filing the year <u>2005</u> - <u>06-12-2016</u> in the name from the filing BY ORDER Sherstadar Civil Judge (Jr. Divn.) 1st Court, Alipore



**HIGH COURT FORM NO. 38 (CIVIL) 38 (General)  
APPLICATION FOR INFORMATION**



Social No. & Date 370 06-12-16	Name & Residence of the Applicant Gautam Mondal chow to. Mr. Bapi Das Advocate	Nature of information required Whether any title / money / suit / Execution has been filed by or against Smt. Ratna Dasgupta wife of Late Bhawan Dasgupta Premises No-134 in respect of <del>...</del> at Section 111, N.S.C. Base Rd. ... Addy: ... In The Court of J.C. Judge (Jr. Divn. Junior) Division of Alipore, ... particulars thereof.	Date on which information is to be ready 06-12-16 <b>BY ORDER</b>	Sign of officer receiving the appl. Sherstadar J. Judge (Jr. Divn.) Court, Alipore	Remarks No Suit Title suit has been filed in this court during the year 2005-06-12-2016 as it was not from the filing <b>BY ORDER</b> Sherstadar Civil Judge (Jr. Divn.) 1st Court, Alipore
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