

# **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 .03.2017

## **REPORT ON TITLE**

**Re:-**All that piece and parcel of the land measuring an area 11 Bighas 15 Cottahs, 15 Chittaks 04 sq.ft. lying and situated at Mouza Pagladanga, within the limit of the Kolakta Municipal Corporation, under Ward No. 57, at **Municipal Premises No. 6, Pagladanga Road, P.S. Tangra, Kolkata- 700 015, in the District of South 24- Parganas..**

**Present owner:-** M/S. EMPORIS PROPERTIES PVT. LTD. having its office at 16A, Brobourn Road, 5<sup>th</sup> floor, P.S. Hare Street, Kolkata- 700 00.

## **ABSTRACT OF TITLE**

1. By virtue of a registered conveyance registered on 27. 08.1960 in the office of the S.R.O. Sealdah and recorded in Book No.1, Volume No.49, pages 45 to 52, being No. 2065 for the year 1960 wherein Smt. Juthika Das and others as vendors and Rai Satyendra Kuamr Das Bahadur and another therein mentioned as the Confirming party whose jointly sold, conveyed, transferred, assigned and assured unto and in favour of Amal Prokash Sur, Parimal Sur and Shyamal Sur in respect of an area of the land measuring an area 14 Bighas 7 Cottahs 11 Chittaks 40 sq.ft. at 6 & 7, Pagladanga Road, Kolkata- 700 015.
2. By virtue of a Deed of Lease dated 12.03.1962 for the terms of 21 years registered in the office of the District Registrar at Alipore and recorded in Book No.1, Volume No. 12, pages from 247 to 248, Being No. 837 for the year 1962 wherein the said Sri Amal Prakash Sur and others granted a portion of the said premises No. 6 & 7, Pagladanga Road unto and in favour of Sur Industries Pvt. Ltd.



BIMAL CH. LAHIRI, M.A., LL.B.

Advocate

Alipore Judges Court

Kolkata-700 027

Enrolment No.- WB/98/82

**Bimal Chandra Lahiri** M.A., LL.B. :- 2 -::

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3. By virtue of a registered deed of Surrender on 16.12.1969 registered in the office of the Sub- Registrar at Alipore and recorded in Book No.1, Volume No. 49, pages from 135 to 138, Being No. 1964 for the year 1969 wherein the said Sur Industries Pvt. Ltd surrender the same unto and in favour of Amal Prakash Sur and others.
4. By published a notice in the Calcutta Gazette dated 20.02.2001 for acquisition of a portion of the land measuring 2 Bighas 11 Cottahs 12 Chittaks 36 sq.ft. of land.
5. By three possession certificate issued by the said Amal Prakash Sur and others unto and in favour of Calcutta Improvement Turst dated 12.08.2003 in respect of the aforesaid land measuring 2 Bighas 11 Cottahs 12 Chittaks 36 sq.ft.
6. By virtue of a registered conveyance being dated 29.09.2012 registered in the office of the A.R.A. -I, Kolkata and recorded in Book No.1, C.D. Volume No. 19, pages from 7483 to 7506, Being No. 09285 for the year 2012 wherein the said Amal Prakash Sur and others sold, conveyed, transferred, assigned and assured unto and in favour of Emporis Properties Pvt. Ltd and the said Sur Industries Pvt. Ltd. confirming the said deed in respect of the land measuring an area 11 Bighas 15 Cottahs 15 Chittaks 4 sq.ft.
7. Thus the present owner namely Empories Properties Pvt. Ltd. became the absolute owner of the aforesaid property by mutating its name in the record of the Kolkata Municipal Corporation and paying the rates and taxes regularly to the Authority Concerned.

**PAPER EXAMINED**

1. The different deeds in connection with the aforesaid property along with the Kolkata Municipal Corporation. Mutation and Tax receipts along with other relevant papers and documents 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 -::

ADVOCATE

Calcutta High Court & Judges Court  
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2. Search report having searched in the office of the Registrar of Assurances-I at Kolkata, A.D.S.R. Sealdah and D.S.R.-III at Alipore during the period from 2005 to 2017 till date in respect of the above mentioned property.
3. I have also search the record of Civil Judge ( J. Division & S. Division) at Sealdah during the period from 2006 to 2017 till date and it was found that no Title Suit and money suit has yet not pending in the name of the present owner.
4. I have also examined all the xerox copy of the Title deeds produce by the present owners 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 owners are the full and absolute joint owners 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 owners are the absolute bonafide joint owners 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 W 433606

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 7906
- 2. Date of application..... 17/2/17
- 3. Search for the year(s)..... 2005 - 17
- 4. Name of office to which the record to be searched or inspected relates..... D R T Sealdah.
- 5. Name of person or property to be searched..... 6 Pagladanga Rd.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received..... G. Mondal
- 9. Fees paid under Article—  
 F (1) (i) 287  
 F (1) (ii)  
 F (2)



Registrar of

433808

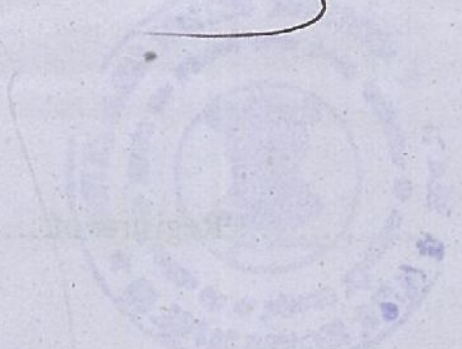
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D. K. ...

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forwarded to U.S.R./A.D.S.B.  
from

5



No. REGN W 679920

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 16910
- 2. Date of application..... 16/2/12
- 3. Search for the year(s)..... 2005-12
- 4. Name of office to which the record to be searched or inspected relates..... RA W

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

6. Nature of document..... Sub

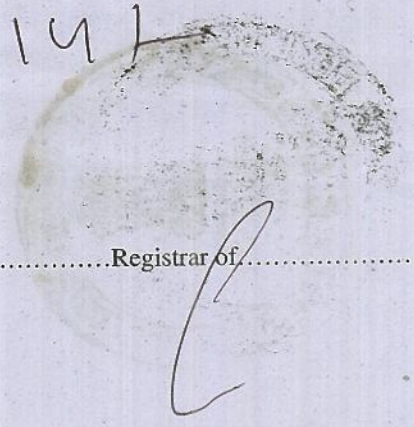
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 6 Ponglu Dangu Rd

8. From whom received..... G. Mondal

9. Fees paid under Article—

- F (1) (i)
- F (1) (ii)
- F (2)

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Registrar of

No. REGN W 679920

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application: 10110

2. Date of application: 10/2/17

3. Search for the year(s): 2017-17

4. Interest office to which the record is to be sent or inspected: SA VI

5. Name of person or property to be searched: [illegible]

6. Name of document: [illegible]



7. Name of record to be inspected (ser. number, book, volume, and page in the case of books): [illegible]

8. Name of document: [illegible]

9. Name of person: [illegible]




HIGH COURT FORM NO. (ND) 55 CIVIL (ED) 38 (Continued)  
APPLICATION FOR INFORMATION

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 appln.	Remarks
<p>22/11/17 30/11/17</p> 	<p>Gostami, Morital Advocate to Mr. Bapi Das Advocate Alipura</p>	<p>Whether any <del>app</del> / Money / Suit / Execution has been filed by or against Mr. Pratik Chatterjee s/o Prakash Chandra Chatterjee in respect of Meega Premises - No-6, Kalyandanga Road, under Police station Tangra during the period from 2005-2013 till date in the Court of Civil Judge (Senior Division) at Sealdah. If so give full</p>	<p>3-3-17</p>		<p>Mr. S... has been duly mentioned in the application for information filed by the applicant from the court on 2006-2013 till date.</p> <p>Pratik 3-3-17</p>



HIGH COURT FORM NO. (A) 55 (REVISED) 30.11.2014  
APPLICATION FOR INFORMATION

West Bengal Form No. 570  
Serial No. & Date

1	2	3	4	5	6
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	Remarks
<p>133 9.3.17</p> <p>471</p> <p>2 3 - MAR 2017</p> <p>Jr. Divn. Sealdah</p> 	<p>Gautam Ghosal Advocate Bapi Para Advocate Alipura</p>	<p>Whether any Title / Matter / Suit / Execution has been filed by or against Mr. Pratik Choudhary's s/o. Prakash Chandra Choudhary in respect of <u>Permeas No-6</u>, J.L. No. <u>Angladanga Road</u>, Under Police station <u>Tangra</u> during the period from <u>2006 to 2017 till date</u> in the Court of <u>Jr. Divn. Judge (Senior / Junior) Division at Sealdah</u> If so give full particulars thereof.</p>	<p>Office of the Civil Judges (Jr. Divn.) 2nd Court, Civil Judge (Jr. Divn.) Sealdah</p>	<p>Mr. Sheristadar 2nd Court, Civil Judge (Jr. Divn.) Sealdah</p>	<p>Mr. Sheristadar 2nd Court, Civil Judge (Jr. Divn.) Sealdah</p> <p>appears to have been filed Pratik Choudhary in this Court from 2006 to 2017.</p>

HIGH COURT FORM NO. (ND) 35 (CIVIL/ED) 39 (Continued)  
 APPLICATION FOR INFORMATION

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 appln.	Remarks
1 13/3.12	Gautami Mohandal Clerk to Mr. Rajpi Bar Advocate Alipore 2nd Court Civil Judge Jr. Divn. (Sealdah)	Whether any <u>Fite</u> / Money / Suit / Execution has been filed by or against Mr. Pratik Chandra S/o Prakash Chandra Choudhary in respect of <u>Memorandum No. 6</u> , <u>Page No. 211</u> No. <u>104</u> during the period from <u>20/5/2012</u> to <u>27/7/2012</u> in the Court of <u>Civil Judge (Senior Junior) Division at Sealdah</u> , If so give full particulars thereof.		 For Sheristadar 2nd Court, Civil Judge Jr. Divn. Sealdah	No Fite / Execut Suit Money suit appears to have been filed <u>Pratik</u> in this Court from <u>20/5/2012</u> to <u>27/7/2012</u> For Sheristadar 2nd Court, Civil Judge Jr. Divn. Sealdah



9/8  
 13/3.12

West Bengal Form No. 370  
Serial No. & Date



Received Information

1  
Name & Residence of the Applicant  
2  
Gautam Singhal  
- Clerk to  
Mr. Bapi Das  
Adiverak  
Alipura

3  
Nature of Information required  
Whether any Title / Claim / Suit / Execution has been filed by or against Mr. Pratik Chandra S/o Prakash Chandra Chatterjee.  
4  
Date on which information is to be ready

5  
Sign of officer receiving the appln.  
6  
Remarks

7  
P.S.  
2006/2017/1116  
3-3-17



HIGH COURT FORM NO. (AN) 55 (NH/HR) 39 (C) (REVISED)  
APPLICATION FOR INFORMATION

3 MAR 2017

3-3-17