


REPORT ON TITLE

Re : ALL THAT piece or parcel of "BASTU" land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon measuring an area 2115 Sq.ft; situated and lying at premises No. 21(old) and 21A/2(new), Sreenath Mukherjee Lane, Police Station - Chitpur, Mouza - Beerpara, Dihi-Panchannagram, Holding No. 15 & 25 (old), within the limits of Kolkata Municipal Corporation, Addl. District Sub-Registration office Sealdah, Sub-Division 17, in the district of Kolkata.

I have examined the title deeds produced by the Owner, I state below the devolution of title on the basis of the title deeds examined by me as follows: -


1. WHEREAS Lakshmi Chand Karnawat since deceased a Hindu Governed by Mitakshara School of Law and was absolute owner of all that piece or parcel of partly revenue paying ad partly revenue redeemed land together with partly brick building partly kancha-structure and partly sheds on a plot of land being Municipal Premises No. 21, Sreenath Mukherjee Lane, (formerly No. 2, Sreenath Mukherjee Lane) Police


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10.2.2014

Station - Chitpur, Kolkata - 700 030 under ward No. 4 of the Calcutta Municipal Corporation.

AND WHEREAS after the death of the said Lakshmi Chand Karnawat, Kamal Singh Karnawat one of the co-perceners filed partition and administration suit being Suit No. 426 of 1965 in the Hon'ble High Court at Calcutta in its ordinary original civil jurisdiction in respect of all properties including premises No. 21, Sreenath Mukherjee Lane, Kolkata - 700 030, hereinafter be called and referred to as 'the said property' which was exclusively allotted to Dhannalal Karnawat, since deceased in terms of Decree was not registered in the Registration office having jurisdiction in accordance with law and therefore all the co-perceners of the said Dhannalal Karnawat, since deceased jointly entitled to the said property under the Mitakshara School of Law.

AND WHEREAS Smt. Suraj Devi Karnawat, the wife of Dhannalal Karnawat, since deceased, Sri Kamal Singh Karnawat, Joy Singh Karnawat, Bimal Singh Karnawat, Nirmal Singh Karnawat, all sons of the said Dhannalal Karnawat, Smt. Kamala Devi Surana, wife of Bijoy Singh Surana, Smt. Nirmala Boid wife of Bhupendra Singh Boid (since deceased) Smt. Pramila Bengani, wife of Vimal Bengani, Smt. Shila Singh, wife of Uttam Singh, all daughters of the said Dhannalal Karnawat, since deceased and Sunil Karnawat and Anil Kumar Karnawat, both grand sons of the said Dhannalal Karnawat through Kamal Singh Karnawat through Joy Singh hereinafter jointly be referred to as the heirs of the Dhannalal Karnawat, since deceased, became co-perceners and legal


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representatives as joint lawful owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, lands, hereditaments and Premises No. 21, Sreenath Mukherjee Lane, Kolkata - 700 030 which is morefully described in Schedule 'A' written hereinafter in respect of their undivided proportionate share as absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and liabilities whatsoever.

AND WHEREAS the said property together with partly brick built building, partly katch structure and partly sheds lying thereon has been in occupation and possession of tenant the Cherry Hosiery Mills (P) Ltd; as a monthly tenant since 1952 under the predecessors-in-interest of the said heirs of Dhannalal Karnawat, since deceased.

AND WHEREAS different suits and proceedings were brought against the said tenant for recovery of possession by or at the instance of the said heirs of Dhannalal Karnawat abovenamed but no favorable judgment or order could be obtained.

AND WHEREAS the legal heirs and representatives of Dhannalal Karnawat, since deceased as mentioned hereinbefore entered into an Agreement with Sri Mahadev Ghosh son of Late Chandra Mohan Ghosh, Sri Gupinath Das, son of Late Chunilal Das and Sri Swapan Guha Thakurata, son of Sri Ranjit Guha Thakurata to develop the said land and to purchase certain portion of the said land in their own names and/or in the


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name of their nominee or nominees and whereas they accordingly dealt with the tenant as aforesaid and some portion of the said land could be vacated.

AND WHEREAS only is 18 Cottahs 23 Chittaks 20 Sq.ft; of land remained unsold and particularly described in Schedule 'A' written thereafter.

AND WHEREAS by a Deed of Conveyance dated 19.07.1991 registered at the office of the Registrar of Assurances, Kolkata, copied in Book No. 1, Volume No. 233, Pages 326 to 331, Being No. 10498 for the year 1991, Kamal Singh Karnawat and eleven others, described therein as the Vendors and Mahadeb Ghosh & another, described therein as the Confirming Parties sold, transferred and conveyed to Sri Bikash Ghosh, Miss. Gopa Das, Sri Swapan Guha Thakurata, described therein as the Purchasers ALL THAT piece or parcel of land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon situated and lying at premises No. 21, Sreenath Mukherjee Lane, Police Station - Chitpur, Mouza - Beerpara, Holding No. 15 & 25, within the limits of Calcutta Municipal Corporation, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 23rd July 1992 registered at the office of the Registrar of Assurances Calcutta, copied in Book No. 1, Volume No. 488, Pages 15 to 28, Being No. 14272 for the year 1992 Bikash Ghosh described therein as the Vendor and Miss. Gopa Das, Sri Swapan Guha Thakurata, described therein as the


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Confirming Parties sold, transferred and conveyed to Sri Badal Chakraborty, Smt. Kanak Chakraborty, described therein as the Purchasers ALL THAT piece or parcel of undivided $1/3^{\text{rd}}$ share in the land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon situated and lying at premises No. 21, Sreenath Mukherjee Lane, Police Station – Chitpur, Mouza – Beerpara, Holding No. 15 & 25, within the limits of Calcutta Municipal Corporation, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 23rd July 1992 registered at the office of the Registrar of Assurances Calcutta, copied in Book No. 1, Volume No. 488, Pages 29 to 44, Being No. 14273 for the year 1992 Sri Swapan Guha Thakurata, described therein as the Vendor and Miss, Gopa Das, Bikash Ghosh described therein as the Confirming Parties sold, transferred and conveyed to Sri Badal Chakraborty, Smt. Kanak Chakraborty, described therein as the Purchasers ALL THAT piece or parcel of undivided $1/3^{\text{rd}}$ share in the land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft with brick built tin shed structure standing thereon situated and lying at premises No. 21, Sreenath Mukherjee Lane, Police Station – Chitpur, Mouza – Beerpara, Holding No. 15 & 25, within the limits of Calcutta Municipal Corporation, in the District of 24 Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 23rd July 1992 registered at the office of the Registrar of Assurances Calcutta, copied in Book No. 1, Volume No. 488


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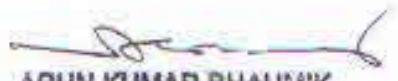
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Pages 45 to 58, Being No. 14274 for the year 1992 Miss. Gopa Das, described therein as the Vendor and Sri Swapan Guha Thakurata, Bikash Ghosh described therein as the Confirming Parties sold, transferred and conveyed to Sri Badal Chakraborty, Smt. Kanak Chakraborty, described therein as the Purchasers ALL THAT piece or parcel of undivided 1/3rd share in the land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon situated and lying at premises No. 21, Sreenath Mukherjee Lane, Police Station – Chitpur, Mouza – Beerpara, Holding No. 15 & 25, within the limits of Calcutta Municipal Corporation, in the District of 24-Parganas (North).

AND WHEREAS Sri Badal Chakraborty, Smt. Kanak Chakraborty, were thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon situated and lying at premises No. 21, Sreenath Mukherjee Lane, Police Station – Chitpur, Mouza – Beerpara, Holding No. 15 & 25, within the limits of Kolkata Municipal Corporation, in the District of 24-Parganas (North) and duly recorded their names in the records of Kolkata Municipal Corporation being Premises No. 21A/2, Sreenath Mukherjee Lane.

AND WHEREAS by a Deed of Conveyance dated 10.03.2010 registered at the office of the Addl. Registrar of Assurances Kolkata, copied in Book No. 1, CD Volume No. 6, Pages 5720 to 5736, Being No. 02313 for the year 2010, Sri Badal Chakraborty,


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Smt. Kanak Chakraborty, described therein as the Vendors, sold, transferred and conveyed to Sri Debashis Dhar, Sri Sanjay Dutta, described therein as the Purchasers, ALL THAT piece or parcel of "BASTU" land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon measuring an area 2115 Sq.ft; situated and lying at premises No. 21(old) and 21A/2(new), Sreenath Mukherjee Lane, Police Station – Chitpur, Mouza – Beerpara, Dihi-Panchannagram, Holding No. 15 & 25 (old), within the limits of Kolkata Municipal Corporation, in the District of Kolkata, morefully and particularly described in the schedule thereunder written.

AND WHEREAS Sri Debashis Dhar, Sri Sanjay Dutta, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 10 Cottahs 06 Chittaks 43 Sq.ft; with brick built tin shed structure standing thereon situated and lying at premises No. 21, Sreenath Mukherjee Lane now Premises No. 21A/2, Sreenath Mukherjee Lane, Police Station – Chitpur, Mouza – Beerpara, Holding No. 15 & 25, within the limits of Kolkata Municipal Corporation, in the District of Kolkata.

2. I have made searches for encumbrances in respect of the property for the year 1984 to 2014, in the office of the Addl. District Sub-Registrar Sealdah and Registrar of Assurances, Kolkata, and have found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.


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3. I have made necessary searches in the Courts concerned and I certify that there is not pending suit or attachment order relating to the property concerned.


4. I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the C.I.T., C.M.D.A., and Municipality. I certify that all rents, taxes and other public dues payable in respect of the property have been paid in full up to date.

5. That the land is not affected by the provision of U.L. (Ceiling & Regulation) Act, 1976.

6. By way of Purchase Sri Debashis Dhar, Sri Sanjay Dutta, have obtained the above property absolutely and free from all encumbrances and attachments.

7. That the said property has been mutated in the name of Sri Debashis Dhar, Sri Sanjay Dutta, in the Local Corporation.

8. I certify that Sri Debashis Dhar, Sri Sanjay Dutta, have acquired a valid and marketable title to the property and the property is free from all encumbrances and attachments and fit for equitable mortgage.


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