

Arun Kumar Bhaumik
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REPORT ON TITLE

Re : **ALL THAT** piece or parcel of land measuring an area 05 Bigahs 16 Cottahs 04 Chittaks 32 Sq.ft; more or less, now Premises No. 9A/1, Uma Kanta Sen Lane, Kolkata – 700 030, Police Station – Chitpur, Ward No. 4, within the limits of Kolkata Municipal Corporation, Addl. District Sub-Registration office Sealdah and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, in the district of South 24--Paraganas.

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 one Kamini Moni Dasi since deceased (hereinafter referred to as the SETTLER) made and executed an Indenture of Settlement dated June, 11, 1909, whereby she appointed the Official Trustee of Bengal to be Trustee thereof and transferred certain properties viz; Premises No. 126, Ahiritolla Street, Kolkata, a Garden House in Birpara, Paikpara, in the District South 24-Paraganas, which was subsequently known and numbered as 9, Uma Kanta Sen Lane, Kolkata, along with other various properties Government Securities of the face value of Rs. 1,25,000/- and certain furniture and ornaments and several movable properties mentioned in the said Indenture unto her said Trustee upon trust, interalia for the worship of


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deities (a) Sri Iswar Kanan Behari and Radhika, (b) Mahadeva and Annapurna, (c) Sri Gopaljee, (d) Sri Sri Lakshmi Janardan installed by her.

AND WHEREAS in pursuance of the provisions of the said Deed dated June, 11, 1909 the Official Trustee of West Bengal took possession administered and managed the said estate.

AND WHEREAS the said Settler thereafter made supplemental Deeds of Settlement on September, 27, 1932; July, 23, 1938; January, 31, 1915, May, 27, 1943 and June, 16, 1943.

AND WHEREAS the said Settler by the Indenture dated June, 16, 1943 made certain clarifications of the Deed of Settlement dated June, 11, 1909 inter alia, providing that the Garden House at Birpara in the District of South 24-Paraganas would be sold by the Official Trustee and the consideration money thereof would be ingested in Government papers and the quarter share of the interest which would be accrued on the said Government papers would be distributed to the Orphan boys and the balance should be paid to Radharani Dassi and Pankajini Dassi or their representative and heirs in equal share.

AND WHEREAS one of the daughters of the Settler Smt. Radharani Dassi died on May, 5, 1980 leaving her sole heirs and legal representatives, viz; Santosh Kumar Sen and Anil


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Kumar Sen her sons and Smt. Kamala Bala Dutta and Shefali Paul, her daughters and the Official Trustees of West Bengal has accepted them as Shebaites and upon the consent of other shebaites has entrusted the said heirs of said Smt. Radharani Dassi to act as a Shebait of the said Deities.

AND WHEREAS the said original Premises No. 9, Uma Kanta Sen Lane, Calcutta has since been divided into two plots and the said two plot of the said premises No. 9, Uma Kanta Sen Lane have been separately numbered as Premises No. 9A, Uma Kanta Sen Lane, Calcutta and Premises No. 9B, Uma Kanta Sen Lane, Calcutta and have since then been separately assessed by the Municipal Corporation of Calcutta now known as the Kolkata Municipal Corporation.

AND WHEREAS in pursuance of the orders dated November, 25, 1993, December, 17, 1993, February, 4, 1994, February, 11, 1994, February, 22, 1994, August, 7, 1996, September, 5, 1996, September, 10, 1996, October, 14, 1996, December, 24, 1996 and March, 26, 1997 passed on the application of one Santosh Kumar Sen, since deceased and his son Subrata Sen filed in Suit No. 447 of 1973 the Official Trustee of West Bengal by a Deed of Conveyance dated the 10th September, 1997 in consideration of the amount mentioned therein granted, conveyed, absolutely transferred and assigned unto the said Subrata Sen portion of the said premises No. 9A, Uma Kanta Sen Lane, Kolkata, measuring about more or less 01(one) Bigha


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02(two) Cottahs 01(one) Chittak 03(three) Sq.ft; known as 'Western Portion' that is the Northern boundary line is 215 ft. in length, the Southern Boundary line is 205 ft. in length, the Eastern boundary line is 104 ft. in length and the Western boundary line is 80 ft. in length arrived at after taking measurement of the land.

AND WHEREAS due to unauthorized occupation of a portion of the said properties by trespasser and encroachers a meeting of the Shebaitis was held by the then Official Trustee of West Bengal Mr. R.K. Chowdhury on 10th September, 2002 when the following resolution was taken :-

"It is resolved that the Official Trustee shall ascertain the Character of possession of the Occupation of 9B and a portion of 9A, Uma Kanta Sen Lane, Kolkata. The Shebaitis shall make fresh application proposing for sale of property at 9B and a portion of 9A, Uma Kanta Sen Lane, Kolkata. The Official Trustee shall take necessary steps for obtaining order for sale from the appropriate authority i.e; the Government of West Bengal or the Hon'ble High Court at Calcutta".

AND WHEREAS in the meeting of the Shebaitis held by the Official Trustee of West Bengal on 6th March, 2004 the Shebaitis present in the said meeting unanimously opinioned that the premises in question be sold on "As is where is basis" and the Official Trustee also


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expressed his option that he will not have any objection if the properties are sold to the highest offer or.

AND WHEREAS some of the sebaits addressed a letter dated 25th July 2003 to the Official Trustee Authorising Sri Anirban Sen to take steps in the matter of sale of the said Premises concerned being 9B, Uma Kanta Sen Lane and a portion of 9A, Uma Kanta Sen Lane, Kolkata.

AND WHEREAS Sri Anirban Sen, a Shebait of the estate created by Kaminimoni Dassi, since deceased from the line of her eldest daughter, Hemangini Dassi, since deceased filed an application under section 25 and 26 of the Official Trustee Act, 1913 in the Hon'ble High Court at Calcutta being A.O.T. No. 3 of 2005 praying inter alia, for an order that the Official Trustee do sell the remaining portion of the Premises No. 9A, Uma Kanta Sen Lane, and the entirety of the Premises No. 9B, Uma Kanta Sen Lane, Birpara, Kolkata to Maa Anandamoyee Construction for Rs. 75 Lakhs on "As is where is basis".

AND WHEREAS on 15th March, 2006 the said application came up for hearing before the Hon'ble Justice Kalyan Jyoti Sengupta when his Lordship was pleased to direct the Official Trustee to notify all the Shebaits of the filing of the said application and to make an inventory of



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the properties in question regarding possession and occupation and particulars thereof and to submit a comprehensive report ascertaining names of occupants and their right of occupation.

AND WHEREAS in pursuance to the said Order dated 15.03.2006 the Official Trustee Submitted his comprehensive report dated 6th April, 2006 to the Hon'ble Court on 12th April, 2006 mentioning therein that there are 14(fourteen) unauthorized occupiers without any legal right to occupy their respective portion and that there is a big pond lying in between Premises No. 9A and 9B, Uma Kanta Sen Lane and that he send copy of the said Petition along with copy of the said order to all the Shebaitis individually.

AND WHEREAS the said application came up for hearing before the Hon'ble Justice Aniruddha Bose and upon taking note of the contents of the report of the Official Trustee particularly the existence of the 14 unauthorized occupiers on the properties in question and hearing the Learned Counsels for the parties the Learned Judge was pleased to pass an Order on 4th September, 2006, directing sale of the said properties by inserting Advertisement once in "Statesman" and once in "Bartaman" inviting offer on "As is where is basis" and indicating the offer of Rs. 75 Lacs made by Maa Anandamoyee Construction as the reserve price and also allowing them to take part in the bid.


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AND WHEREAS on 30th October, 2006 a further order was passed by Hon'ble Justice Aniruddha Bose extending time to insert advertisement by a further period of three weeks from the date of the said order.

AND WHEREAS on 13th November, 2006 advertisement for sale of the said properties were published in the Statements and Bartaman.

AND WHEREAS pursuant to the said advertisements three offers were received by The Official Trustee of West Bengal viz; M/S. Progressive Construction Rs. 92,28,019/- Mr. Raj Kamal Dutta – Rs. 85,00,000/- and M/S. Maa Anandamoyee Construction – Rs. 78,00,000/-.

AND WHEREAS further bidding was held by the Official Trustee of West Bengal amongst the said three offers and the offer of Maa Anadamoyee Construction at Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lacs) only was declared the highest bid.

AND WHEREAS by an order as per Hon'ble Justice Indira Banerjee of Hon'ble High Court, Kolkata dated 7th February, 2007 as corrected on 26th February 2007 the official Trustee of West Bengal was directed to accept the offer of Maa Anandamoyee Construction being the highest bidder and on payment of full consideration money by Maa Anandamoyee Construction


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and further it was held that the Deed of Conveyance shall expeditiously be executed and registered in favour M/S. Maa Anandamoyee Construction or its nominees.

AND WHEREAS pursuant to the said order dated 7th February, 2007 as corrected on 26th February 2007 Maa Anandamoyee Construction paid to the Official Trustee of West Bengal the total sum of Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lacs) only being the sale price in the following manner by A/C. Payee Cheque drawn in favour of the Official Trustee of West Bengal.

- (i) Rs. 2,00,000/- as Earnest Money by five Pay Orders dated 19.11.2006 of Rs. 40,000/- each.
- (ii) Rs. 23,00,000/- by Cheque No. 594751 dated 16.02.2007 drawn on UCO Bank.
- (iii) Rs. 36,00,000/- by Cheque No. 594752 dated 01.03.2007 drawn on UCO Bank.
- (iv) Rs. 33,00,000/- by Cheque No. 594758 dated 30.03.2007 drawn on UCO Bank.
- (v) Rs. 33,00,000/- by Cheque No. 594764 dated 02.05.2007 drawn on UCO Bank.

AND WHEREAS in pursuance of the order dated 7th day of February 2007 as corrected on 26th February 2007 Maa Anandamoyee Construction has appointed 'Tirupati Properties' of 176, Mahatma Gandhi Road, Kolkata – 700 007, the Purchaser therein as their nominee for Conveyance to be executed in favour of M/S. Tirupati Properties in their place in respect of 116



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Cottahs 04 Chittaks 32 Sq.ft; more or less out of 127 Cottahs more or less, comprising 79 Cottahs 00 Chittak 30 Sq.ft; in Premises No. 9A(Part), Uma Kanta Sen Lane and 37 Cottahs 04 Chiattaks 02 Sq.ft; in Premises No. 9B, Uma Kanta Sen Lane, Kolkata, particularly mentioned in the Schedule hereunder.

AND WHEREAS the Official Trustee after receiving the full consideration of Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lacs) only for 127 Cottahs of land agreed to execute the Conveyance in respect of 116 Cottahs 04 Chittaks 32 Sq.ft; in favour of Tirupati Properties the Purchaser therein as the nominee of Maa Anandamoyee Construction, the Confirming Party therein.

AND WHEREAS it was decided that the rest 10 Cottahs 11 Chittaks 13 Sq.ft; of land more or less out of 127 Cottahs of land will be conveyed in favour of M/S. Maa Anandamoyee Construction of 189, S.N. Bye Lane, Dum Dum Cantonment, Kolkata – 700 065 by The Official Trustee of West Bengal on recovery of the land from unwanted occupiers and neighbors encroachment. At that time the Official Trustee of West Bengal initially offered for conveyance 116 Cottahs 04 Chittaks 32 Sq.ft; of land more or less physically out of 127 Cottahs of land.

AND WHEREAS by a Deed of Conveyance dated 23.11.2007 registered at the office of the Addl. Registrar of Assurances – I, Kolkata, copied in Book No. I, CD Volume No. 20, Pages


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8039 to 8064, Being No. 09114 for the year 2009, The Official Trustee West Bengal, described therein as the Vendor, Maa Anandamoyee Construction, described therein as the Confirming Party, sold, transferred and conveyed to Tirupati Properties, ALL THAT piece or parcel of land measuring an area 79 Cottahs 00 Chittak 30 Sq.ft; in Premises No. 9A(Part), Uma Kanta Sen Lane and 37 Cottahs 04 Chiattaks 02 Sq.ft; in Premises No. 9B, Uma Kanta Sen Lane, Kolkata, being total area 116 Cottahs 04 Chittaks 32 Sq.ft; more or less, Police Station – Chitpur, within the limits of Kolkata Municipal Corporation, in the District of South 24-Paraganas, more fully and particularly described in the schedule thereunder written.

AND WHEREAS Tirupati Properties, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 79 Cottahs 00 Chittak 30 Sq.ft; in Premises No. 9A(Part), Uma Kanta Sen Lane and 37 Cottahs 04 Chittaks 02 Sq.ft; in Premises No. 9B, Uma Kanta Sen Lane, Kolkata, being total area 116 Cottahs 04 Chittaks 32 Sq.ft; more or less, at now Premises No. 9A/1 (after mutation and amalgamation), Uma Kanta Sen Lane, Kolkata-700030, Police Station – Chitpur, Ward No. 4, within the limits of Kolkata Municipal Corporation, in the District of South 24-Paraganas, free from all encumbrances.

2. I have made searches for encumbrances in respect of the property for the year 2000 to 2019, in the office of the Additional District Sub Registrar Sealdah, District Registrar Alipore and Addl. Registrar of Assurances, Kolkata and have found that the said plot is not affected by any


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trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

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. I certify that **TIRUPATI PROPERTIES** has 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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22/6/2019

No. REGN AA 347831

Receipt for Fees Deposited for Search or Inspection

Serial Number of application (6363)

Date of application 14/6/19

Search for the year(s) 2000 - 19

Name of office to which the record to be searched or inspected relates [Signature]

Name of person or property to be searched [Signature]

Nature of document [Signature]

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 9A/11 Umm Konta

..... Sen lone Kd 700030

8. From whom received A X Bhawanji

9. Fees paid under Article —

F (1) (i)

212

F (1) (ii)

(2)

..... Registrar of

No. REGN AA 091598

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 2898.

Date of application 17/6/00.

Search for the year(s) 2000 - 10.

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

Name of person or property to be searched 9/A/1, Umakanta

Nature of document Sen Case.

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

From whom received 2/1/

Fees paid under Article —

F (1) (i)

F (1) (ii)

F (2)



Registrar of

Government of West Bengal
Office of the SEALDAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2019

Serial No of Application 1606003314/2019 **Search No** 1606003314/2019
Search for the Years From 2000 To 2019 **Record Available** From 06/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Chitpur, Premises: 9A/1, Road: Umakanta Sen Lane
From whom Received Mr A K Bhowmick
Fees Paid under Articles F1(i) 2/- F1(ii) 19/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Chitpur, KOLKATA MUNICIPAL CORPORATION, Premises: 9a/1, Road: Umakanta Sen Lane, , Ward: 4	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement	Plot No: RS-2 Zone: 2Umakanta Sen Lane --- Umakanta Sen Lane	Area of Land: 116 Katha, 4 Chatak, 32 Sq. Ft., (116 Katha,4 Chatak,32 Sqft) Area of Structure: 11600 Sq Ft
Deed Details :		Deed No: I-160602085/2014, Query No: 1606004911 /2014, Serial No: 160602680/2014, Page: 5672 - 5710, Date of Registration: 27/06/2014, Date of Completion: 02/07/2014, Date of Delivery: 07/07/2014		
2	District: South 24-Parganas, PS: Chitpur, KOLKATA MUNICIPAL CORPORATION, Premises: 9a/1, Road: Umakanta Sen Lane, , Ward: 4	Property Type: Land Transaction: Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-2 Zone: 2Umakanta Sen Lane --- Umakanta Sen Lane	Area of Land: 116 Katha, 4 Chatak, 32 Sq. Ft., (116 Katha,4 Chatak,32 Sqft) Area of Structure: 11600 Sq Ft
Deed Details :		Deed No: I-160602086/2014, Query No: 1606004912 /2014, Serial No: 160602682/2014, Page: 5711 - 5723, Date of Registration: 27/06/2014, Date of Completion: 02/07/2014, Date of Delivery: 07/07/2014		
3	District: South 24-Parganas, PS: Chitpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 9A/1, Road: Umakanta Sen Lane, , Ward: 4	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Zone: (Umakanta Sen Lane -- Umakanta Sen Lane)	Area of Land: 187.36693920 decimal (81760 Sqft)
Deed Details :		Deed No: I-160603847/2017, Query No: 16061000419863/2017, Serial No: 1606004517/2017, Page: 116065 - 116074, Date of Registration: 22/12/2017, Date of Completion: 27/12/2017,		
4	District: South 24-Parganas, PS: Chitpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 9A/1, Road: Umakanta Sen Lane, , Ward: 4	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession		Flat/Apartment: 1469 SqFt
Deed Details :		Deed No: I-160603039/2016, Query No: 16060001582016/2016, Serial No: 1606003563/2016, Page: 87999 - 88083, Date of Registration: 15/12/2016, Date of Completion: 15/12/2016,		
5	District: South 24-Parganas, PS: Chitpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 9A/1, Road: Umakanta Sen Lane, , Ward: 4	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession		Open Garage: 120 SqFt
Deed Details :		Deed No: I-160603039/2016, Query No: 16060001582016/2016, Serial No: 1606003563/2016, Page: 87999 - 88083, Date of Registration: 15/12/2016, Date of Completion: 15/12/2016,		



(Mr Kaushik Ray)
Addl. Dist. Sub Registrar
Sealdah, South 24 Parganas