



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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REPORT ON TITLE

RE: Premises No.17, Lansdowne Place, Police Station- Lake (formerly Tollygunge), within the limit of Kolkata Municipal Corporation, Ward No.85, Kolkata- 700 029.

1) OWNERS:

(1) SMT. IRA SARKAR

(2) SMT. SUKLA DAS

both residing at 29B, Lansdowne Place, Kolkata-700 029.

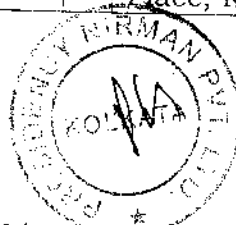
(3) SMT. KRISHNA DAS

residing at 100/4, Alipore Road, Kolkata-700 027.

2) DESCRIPTION OF PROPERTY:

ALL THAT the piece and parcel of land containing an area of 12 Cottahs 14.5 Chittacks be the same a little more or less situate lying at and being Property No. 17, Lansdowne Place, Police Station-Lake (formerly Tollygunge), within the limit of Kolkata Municipal Corporation, Ward No.85, Kolkata- 700 029, Sub-Registry Office at Alipore, District South 24 Parganas and butted and bounded as follows:

ON THE NORTH	:	By Common Passage
ON THE EAST	:	By KMC Road known as Lansdowne Place
ON THE SOUTH	:	By Premises No.18, Lansdowne Place and also partly by Premises No.14D and 14E, Sevak Baidya Street, Kolkata.
ON THE WEST	:	By Premises No.16, Lansdowne Place and also partly by Premises No.13, Lansdowne Place, Kolkata



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3] COPIES OF DOCUMENTS PERUSED:

A. Bengali Kobala (Deed of Conveyance) dated the 28th Agrahayan, 1351 corresponding to 14th December, 1944 made between the said Bijoy Krishna Basu therein referred to as the Vendor of the One Part and one Dinendra Nath Sarkar therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Alipore in Book No.I, Volume No.95, Pages 130 to 136, Being No.4103 for the year 1944.

B. Death certificate of Dinendra Nath Sarkar dated the 7th December, 2003.

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 the above property are the only documents available with the Owners;
- c) have not been superseded by any other document not made available to us for whatever reason;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 on behalf of the Owners above named 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 Owners 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] SEARCHES MADE:

- a) Index-I at the offices of i] Registrar of Assurances, Kolkata, ii] District Registrar, Alipore and iii] Sub-Registrar, Alipore in the name of Dinendra Nath Sarkar from 1985 to 2003 and in the names of Smt. Ira Sarkar, Smt. Krishna Das and Smt. Sukla Das from 2003 to 2nd March, 2016;
- b) Index-II at the offices of i] Registrar of Assurances, Kolkata, ii] District Registrar, Alipore and iii] Sub-Registrar, Alipore in respect of the Premises No.17, Lansdowne Place from 1985 to 2nd March, 2016;
- c) In the Courts of Learned 9th Civil Judge [Senior Division] at Alipore and Learned 3rd Civil Judge [Junior Division] at Alipore in the names of Smt. Ira Sarkar, Smt. Krishna Das and Smt. Sukla Das from 2005 to 23rd February, 2016;
- d) At the office of the Kolkata Municipal Corporation;
- e) At the office of Land Acquisition Collector, Kolkata;
- f) At the office of Thika Controller, Kolkata;
- g) At the office of Kolkata Metropolitan Development Authority;



h) At the office of Kolkata Improvement Trust;

6] DEVOLUTION OF TITLE:

A. One Mahesh Chandra Pramanik was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land measuring about 1 Bigha 1 Cottah 3 Chittaks lying situated at Division-VI, Sub-Division 'P' Dihi Panchannagram, Khash Mahal, Holding No.156 (formerly 58) being Premises No.17, Lansdowne Place (formerly 27, Hazra Lane), Police Station-Tollygunge, District 24-Parganas (hereinafter referred to as the **said mother premises**).

B. The said Mahesh Chandra Pramanik who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his only son Rishikesh Pramanik as his only his legal heir and legal representative who upon his death became entitled to All That the **said mother premises**.

C. The said Rishikesh Pramanik who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate in the year of 1904 leaving behind him surviving his widow Smt. Brajendramoyee Dassi and only daughter Smt. Sakambari Dassi as his only his legal heiresses and legal representative who upon his death jointly became entitled to All That the **said mother premises**.

D. By a registered Bengali Kobala (Deed of Conveyance) dated the 15th December, 1911 made between the said Brajendramoyee Dassi therein referred to as the Vendor of the One Part and one Bijoy Krishna Basu therein referred to as the Purchaser of the Other Part, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring about 12 Cottahs 14.5 Chittaks be the same a little more or less being portion of the said mother premises (hereinafter referred to as the **said property**).

E. The said Bijoy Krishna Basu duly mutated his name in the record of the concerned municipal corporation in respect of the said property and got new holding no. 156B.



F. By a Bengali Kobala (Deed of Conveyance) dated the 28th Agrahayan, 1351 corresponding to 14th December, 1944 made between the said Bijoy Krishna Basu therein referred to as the Vendor of the One Part and one Dinendra Nath Sarkar therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Alipore in Book No. I, Volume No. 95, Pages 130 to 136, Being No. 4103 for the year 1944 the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the **said property**.

G. The said Dinendra Nath Sarkar who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 7th December, 2003 leaving behind him surviving his widow Smt. Ira Sarkar and two daughters namely Smt. Krishna Das and Smt. Sukla Das as his only his legal heiresses and legal representative who upon his death jointly became entitled to All That the **said property**.

H. Thus the said Smt. Ira Sarkar, Smt. Krishna Das and Smt. Sukla Das are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said property containing an area of 12 Cottahs 14.5 Chittaks be the same a little more or less being Premises No.17, Lansdowne Place, Police Station-Lake, Kolkata- 700 029.

7] RESULT OF SEARCHES:

a] Registration Offices:

From the Index-I searches made against the aforesaid names during the aforementioned period at the office of Registrar of Assurances, Kolkata, no adverse entry was found. Hence, the searches were carried out on the basis of available records.

From the Index-I searches made against the aforesaid names during the aforementioned period at the office of District Registrar, Alipore, no adverse entry was found. However, it transpires that the Volumes are not available for the years 1992 and 1993 and the Pages torn for the year 1988. Hence, the searches were carried out on the basis of available records.



From the Index-I searches made against the aforesaid names during the aforementioned period at the office of Sub-Registrar, Alipore, no adverse entry was found. However, it transpires that the Volumes are not available for the years 1993, 1994, 1999 and 2000. Hence, the searches were carried out on the basis of available records.

From the Index-II searches made in respect of aforesaid premises during the aforementioned period at the office of Registrar of Assurances, Kolkata, no adverse entry was found. However, the Book for the years 1997 and 1999 were not available; the Pages for the years 1985, 1991, 1992, 1994, 2000 and 2001 were found to be torn or partly torn; the Volumes for the years 1986, 1988 to 1990, 1993 and 1995 were not available; Hence, the searching was made on the records available.

From the Index-II searches made in respect of aforesaid premises during the aforementioned period at the office of District Registrar, Alipore, no adverse entry was found. However, the Pages for the years 1989 to 1992 and 1999 to 2001 were found to be torn or partly torn; the Volumes are damaged for the years 1985 to 1987; Hence, the searching was made on the records available.

From the Index-II searches made in respect of aforesaid premises during the aforementioned period at the office of Sub-Registrar, Alipore, no adverse entry was found. However, the Pages for the years 1987, 1996, 1997 and 2000 were found to be torn or partly torn; the Volumes are damaged for the years 1985, 1988 to 1991 and 1995; Hence, the searching was made on the records available.

b] Courts:

From the searches made of the records of the aforementioned courts in names of the aforementioned companies and persons it transpires that no money suit, money execution case, title suit and/or title execution case has been filed in the abovementioned Courts during the aforementioned period.

c] Kolkata Municipal Corporation:

From the searches made at the office of the Kolkata Municipal Corporation, it transpires that there is no tax outstanding and payable to the Kolkata Municipal Corporation in respect of the said premises.



The premises stand mutated in the names of Smt. Ira Sarkar, Smt. Krishna Das and Smt. Sukla Das being Assessee No. 110851200289.

d) Land Acquisition Collector, Kolkata:

From the searches made at the office of the Land Acquisition Collector, Kolkata, it transpires that presently, the land is not affected by any acquisition or requisition proceedings. We have already applied under the Right to Information Act, 2005 for the official information before the said authority. However, we are yet to receive any response thereto.

e) Thika Controller, Kolkata:

From the searches made at the office of the Thika Controller, Kolkata, it transpires that presently, the premises is not decided as thika property. We have already applied under the Right to Information Act, 2005 for the official information before the said authority. However, we are yet to receive any response thereto.

f) Kolkata Metropolitan Development Authority:

From the searches made at the office of the Kolkata Metropolitan Development Authority, it transpires that presently, the premises is not affected by any project. We have already applied under the Right to Information Act, 2005 for the official information before the said authority. However, we are yet to receive any response thereto.

g) Kolkata Improvement Trust:

From the searches made at the office of the Kolkata Improvement Trust it transpires that the premises presently has not been acquired by any scheme or project. We have made an application under the Right to Information Act, 2005 for official information. No reply has yet come.



8) **CONCLUSION:**

Considering the abovementioned documents, papers and searches, we are of the view that the title of the property in question appears to be marketable and the Owners have marketable title to the same.

Dated this 15th day of March, 2016.

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


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



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