

AMARENDRA NATH SENGUPTA

Advocate, High Court, Calcutta

Chamber:

HB-109, Sector 3, Salt Lake City  
Kolkata - 700106

Phone: 9831081978

TITLE REPORT AND BRIEF HISTORY OF THE LAND SITUATED AT PREMISES 14, SHAKESPEARE SARANI, FORMERLY THEATRE ROAD (FORMERLY NO. 7, THEATRE ROAD) BEING PART OF HOLDING NO. 60, BLOCK NO. 19 IN THE SOUTHERN DIVISION IN KMC WARD NO. 63, POLICE STATION- SHAKESPEARE SARANI WITHIN THE JURISDICTION OF THE KOLKATA CORPORATION

NAME OF THE TITLE HOLDER/S

1. RATANLAL PASARI

residing at premises No. 17, Ballygunge Park Road, Kolkata-700019

2. BIMAL KUMAR PASARI

residing at premises No. 43, Landmark, 4<sup>th</sup> floor, Carmichael Road, Mumbai- 400 026.

3. LALIT PASARI

residing at premises Old No. 4, New No. 9, Kasthuri Estate, 1<sup>st</sup> Street, Alwarpet, Chennai- 600 018

DESCRIPTION OF THE PROPERTY

ALL THAT the partly two-storied and partly three-storied brick built messuage tenement and or dwelling house together with the piece and parcel of land containing an area of 1 Bigha 8 cottahs 12 chittacks 22 sq ft but on actual measurement containing an area of :



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Bigha 9 cottahs 2 chittacks 40 sq ft be the same a little more or less situate lying at and being Premises No. 14, Shakespeare Sarani, formerly Theatre Road (formerly No. 7, Theatre Road) being part of Holding No. 60, Block No. 19 in the southern division in KMC Ward No. 63, Police Station- Shakespeare Sarani, within the jurisdiction of the Registrar of Assurances, Kolkata in the town of Kolkata and butted and bounded as follows:-

On the north	By Shakespeare Sarani
On the south	By 12, Shakespeare Sarani
On the east	By Premises No. 16, Shakespeare Sarani
On the west	By 12, Shakespeare Sarani

## DOCUMENTS EXAMINED AND VERIFIED

A) Certificate of sale of dated 2<sup>nd</sup> day of February, 1959 issued by the Registrar, High Court, Original Side, Calcutta in favour of Shanti Devi Pasari pursuant to a decree passed on the 27<sup>th</sup> day of April, 1953 in Suit No. 2627 of 1950 (Gunendra Kumar Roychowdhury & Ors. – Versus- Sobha Ghosh & Anr) and the orders dated the 16<sup>th</sup> day of August, 1956 and 13<sup>th</sup> day of August, 1958.

B) Probate dated 14<sup>th</sup> day of January 2011 issued by the Hon'ble High Court at Calcutta being P.L.A No. 182 of 2010 in respect of the last Will and Testament of Smt. Shanti Devi Pasari dated the 5<sup>th</sup> day of March, 1987

C) Application for obtaining the probate in respect of the Codicil dated the 14<sup>th</sup> day of January, 1988 of Smt. Shanti Devi Pasari to her Last Will and Testament dated the 5<sup>th</sup> day of March, 1987 being P.L.A. No. 231 of 2013 in the Hon'ble High Court at Calcutta on the 23<sup>rd</sup> day of September, 2013



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D) Tax receipts of KMC

E) Mutation Certificate of KMC

F) NOC from the Office of competent authority, south 24 Paraganas under Urban Land Ceiling & Regulation Act, 1976 vide memo no. 214 L.U. xv-3649/2014 dated 23.04.2014

## DEVOLUTION OF TITLE

- A) At a Sale held by the Registrar, High Court, Original Side, Calcutta on the 20<sup>th</sup> day of September, 1958 pursuant to a decree passed on the 27<sup>th</sup> day of April, 1953 in Suit No. 2627 of 1950 (Ganendra Kumar Roy Chowdhury & Ors. Versus Sobha Ghosh & Another) and the orders dated the 16<sup>th</sup> day of August, 1956 and 13<sup>th</sup> day of August, 1958 passed therein, one Shanti Devi Pasari purchased A) That the partly two storied and partly three-storied brick built messuage tenement and or dwelling house together with the piece and parcel of land containing an area of 1 Bigha 8 Cottahs 12 Chittacks 22 Sq.ft but on actual measurement containing an area of 1 Bigha 9 Cottahs 2 Chittacks 40 Sq.ft be the same a little more or less situate lying at and being premises No. 14, Theatre Road (formerly No. 7, Theatre Road) being part of Holding No. 66, Block No. 19 in the southern division in the town of the then Calcutta more fully and particularly described in the First Schedule hereunder written (hereinafter referred to as the 'said property').
- B) On the 2<sup>nd</sup> day of February, 1959, the Registrar, High Court, Original Side, Calcutta had issued the Sale Certificate in respect of the said sale in favour of the said Shanti Devi Pasari which was registered with the Registrar of Assurances, Calcutta.



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- C) The said property is now known as 14, Shakespeare Saram, Kolkata.
- D) The said Shanti Devi Pasari died on the 21<sup>st</sup> day of June, 1988 after making and publishing her Last Will and Testament dated the 5<sup>th</sup> day of March, 1987, whereby and whereunder, she appointed Ratanlal Pasari being the Confirming Party herein as the Executor, and gave devised and bequeathed amongst others All That the said property unto and in favour of Mowlehand Ratanlal HUF absolutely and forever.
- E) The Executor applied for and obtained Probate in respect of the said Will in P.L.A. No. 182 of 2010 in the Hon'ble High Court at Calcutta on the 14<sup>th</sup> day of January 2011.
- F) Subsequent to the said Probate being granted, the Executor discovered a Codicil dated the 14<sup>th</sup> day of January, 1988 of the said deceased to the said Last Will and Testament dated the 5<sup>th</sup> day of March, 1987 whereby and whereunder she gave devised and bequeathed the said property unto and in favour of the owners absolutely and in equal shares.
- G) The Executor applied for and obtained Probate in respect of the said Codicil in P.L.A. No. 231 of 2013 in the Hon'ble High Court at Calcutta on the 23<sup>rd</sup> day of September 2013.
- H) The Executor having granted his oral assent, the owners are now thus seized and possessed of and/or otherwise well and a sufficiently entitled to All That the said property free from all encumbrances, charges, liens, dispenders, acquisitions, requisitions, attachments, trusts of whatsoever nature.

## LIABILITIES OF ENCUMBRANCES

Search of the records at A.R.A Kolkata from 2002 to 2015 revealed no adverse entries in respect of the said premises. I have also inspected the papers referred above in original. From those



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exercises it appears that the title of the Owner is genuine and free from all encumbrances. There appears to be no notice for acquisition or requisition of the property by any Govt. or statutory body or bodies in regard to the said premises.

**APPLICATION OF U.L. (C&R) ACT, 1976-**

Got NOC from the Office of competent authority under Urban Land (Ceiling & Regulation) act, 1976.

**CERTIFICATE -**

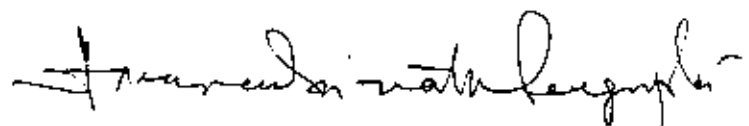
From the available records and the search report as produced before me I certify that the Owners have clear, good, marketable title in respect of the said property by virtue of aforesaid Sale Deeds. In course of searching for the above period, I have found that the above property has not been affected by any order of attachment, charge, lease, lien, mortgage, sale or any kinds whatsoever.

The above noted property is not subject to any pending litigation nor the same is acquisitioned or requisitioned by any scheme of govt. or any other authority.

**ENCL:**

Search Receipt (A.R.A Kolkata

for the period from 2002 to 2015)

  
Advocate



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SEARCH REPORT

Ref: Premises No. 14, Shakespeare Sarani, formerly Theatre Road (formerly No. 7, Theatre Road) being part of Holding No. 60, Block No. 19 in the southern division, in KMC Ward No. 63, Police Station- Shakespeare Sarani, Kolkata.

Area of Land with Structure:

ALL THAT the partly two-storied and partly three-storied brick built messuage tenement and/or dwelling house together with the piece and parcel of land containing an area of 1 Bigha 8 cottahs 12 chittacks 22 sq.ft but on actual measurement containing an area of 1 Bigha 9 cottahs 2 chittacks 40 sq.ft be the same a little more or less situate lying at and being premises No. 14, Shakespeare Sarani, formerly Theatre Road (formerly No. 7, Theatre Road) being part of Holding No. 60, Block No. 19 in the southern division in KMC Ward No. 63, Police Station- Shakespeare Sarani, within the jurisdiction of the Registrar of Assurances, Kolkata in the town of Kolkata

Present Owners:

1. RATANLAL PASARI,  
residing at premises No. 17, Ballygunge Park Road,  
Kolkata-700019

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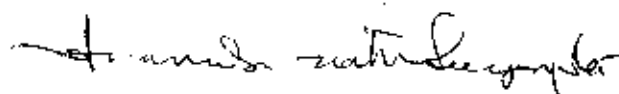
2. BIMAL KUMAR PASARI,  
residing at premises No. 43, Landmark, 4<sup>th</sup> floor,  
Carmicheal Road, Mumbai- 400 026.
3. LALIT PASARI,  
residing at premises Old No. 4, New No. 9,  
Kasthuri Estate, 1<sup>st</sup> Street, Alwarpet,  
Chennai- 600 018

This is to certify that one Mr A.K Gupta, a bonafide Searcher, made necessary searches at the records of the Index No-II, in the office of ARA, Kolkata for the period of 13(Thirteen) years i.e. from 2002 to 2015 upto date in respect of the aforesaid property.

During this period of searching of the records available in the said Registration Office, the said searcher has found that there is neither any entry of Sale of land nor any other entry such as Gift, Mortgage, Lease or any other kind of transfer or transaction.

I, therefore, certify that the above mentioned present owners hold, occupy and have good, clear and a fair marketable title to the property mentioned in the caption which is free from all encumbrances as per records available in the said Registration Office.

Encl: As stated above:

  
Advocate

