

Rama Paul

B.A. LL.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

Residence Chamber
71, Sallimpur Lane,
Kolkata-700 031.
7-9 A.M. & 8-10 P.M.

Ref. _____

Date 30/01/2019

Title Report

Reference: An area of land measuring of 110 Kattah 2 Chittak 09 Sqft of land lying and situated at Premises No. 24 Beer Para Lane, vide Assessee No. 110040200125, P.S. - Chitpur, Kolkata - 700030, within Kolkata Municipal Corporation Ward No. - 04 under Borough No. -I, District 24 Parganas South, West Bengal under Kolkata Municipal Corporation.

PRESENT OWNER: Asiatic Board Mills Pvt. Ltd.

MY REPORT IS AS FOLLOWS:

I have gone through the purchase deeds, link deeds, 'Record of Rights', and apart from it, I have caused necessary searches in the office of 'District Registrar Office', Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

PART - I

1. WHEREAS, One Shri Biswanath Mallick son of Late Netai Charan Mallick was the absolute owner of 5 Bigha 3 Kattah 13 Chittak of land lying and situated at premises no. 29B Beer Para Lane and had been given to Asiatic Board Mills Pvt. Ltd., for the term of 51 years, by virtue of Deed of Lease which was registered in the office of S.R. Sealdah on 28/08/1959, and duly recorded in Book No. I, Volume No. 45, pages from 21 to 33, Deed No. 2072 for the year 1959.

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2. **AND WHEREAS**, thereafter during the subsistence of Lease i.e. in the year 1992, owner / lessor i.e., Sri Biswanath Mallick was in urgent need of money, expressed his intention to sell the said property lying and situated at Premises No. 29B Beer Para Lane in respect of 5 Bigha 3 Kattah 13 Chittak of land, to Asiatic Board Mills Pvt. Ltd.
3. **AND WHEREAS**, while said **Sri Biswanath Mallick** had been enjoying right, title, interest and possession in respect of his property measuring more or less 5 Bigha 3 Kattah 13 Chittak of land, sold transferred and conveyed the said property to **Asiatic Board Mills Pvt. Ltd.**, which was registered in the office of ADSR Sealdah on 5/02/1993, and duly recorded in Book No. I, Volume No. 6, pages from 245 to 258, Deed No. 244 for the year 1993.
4. **AND WHEREAS**, said Asiatic Board Mills Pvt. Ltd., by virtue of the aforesaid purchase mutated its name before Kolkata Municipal Corporation in respect of premises no. 29B Beer Para Lane.

PART II

5. **WHEREAS**, One **Shri Manindra Chandra Bhattacharya**, son of Shri. Ram Chandra Bhattacharya became the owner of 6 Kattah 5 Chittak 09 Sqft of land, by virtue of a registered 'Deed of Conveyance', and the said deed was registered in the office of A.R.A. Kolkata on 23/09/1987, and duly recorded in Book No. I, Volume No. 250, pages from 104 to 116, Deed No. 9840 and for the year 1987.
6. **AND WHEREAS**, **Shri. Manindra Chandra Bhattacharya** while enjoying right, title, interest and possession in respect of his schedule property measuring more or less 6 Kattah 5 Chittak 09 Sqft of land lying and situated at premises no. 24 Beer Para Lane, sold conveyed and transferred the same to **Asiatic Board Mills Pvt. Ltd.**, and the said deed was registered in the office of A.R.A I Kolkata

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on 01/08/2007, and duly recorded in Book No. I, Volume No.1, page from 1 to 13, Deed No. 11926 for the year 2007.

7. **AND WHEREAS**, said Asiatic Board Mills Pvt. Ltd., by virtue of the aforesaid purchase mutated its name before Kolkata Municipal Corporation in respect of premises no. 24 Beer Para Lane and has been enjoying right, title, interest and possession in respect of the same.
8. **AND WHEREAS**, by virtue of aforesaid purchases mentioned hereinabove under PART – I to PART – II said **ASIATIC BOARD MILLS PVT. LTD.**, became owner, occupiers, seized and possessed of schedule property measuring **110 Kattah 2 Chittak 09 Sqft** of land.
9. **AND WHEREAS**, while the “**Asiatic Board Mills Pvt. Ltd.**” had been enjoying right, title, interest and possession in respect of both the aforesaid premises No. 29B Beer Para Lane and 24 Beer Para Lane, it was amalgamated, and commonly known as **Premises No. 24 Beer Para Lane, vide Assessee No. 110040200125**, P.S. - Chitpur, Kolkata - 700030, within Kolkata Municipal Corporation Ward No. - 04 under Borough No. -I and the said company have been paying taxes regularly before Kolkata Municipal Corporation, and the above mentioned property is free from all encumbrances.
10. **AND** thus the aforesaid company has been enjoying right title interest and physical possession in respect of the above mentioned property which is free from all encumbrances.

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No. REGN AA-236645

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 1845

Date of application 11/1/19

Search for the year(s) 2002 - 2018

Name of office to which the record to be searched or inspected relates DR + SR - Sealdah

5. Name of person or property to be searched

6. Nature of document 24 - Beer Para Pane

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

8. From whom received R. Paul Adh

9. Fees paid under Article —

F (1) (i)

F (1) (ii)

F (2)



..... Registrar of

No. REC'D AA 236645

Forwarded to D.S.R./A.D.S.R.

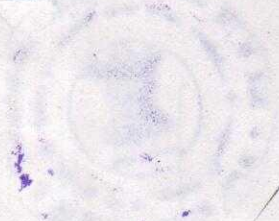
For searching from to

At + 28 & ...

Mr. ...

Forwarded to D.S.R./A.D.S.R.


For searching from to



No. REGN AA 286803

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 5003
- 2. Date of application 11-4-18
- 3. Search for the year(s) 2002-18
- 4. Name of office to which the record to be searched or inspected relates R.
- 5. Name of person or property to be searched U
- 6. Nature of document 2
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Pre-24, Beer Paradise
- 8. From whom received
- 9. Fees paid under Article — 187 R. Paul.
 - F (1) (i)
 - F (1) (ii)
 - F (2)

..... Registrar of 



No. REGN. A

Receipt for Fees Deposited for Search

1. Serial Number of application
 2. Date of application
 3. Search for the year(s)
 4. Name of office to which the record to be searched or inspected relates
 5. Name of person or property to be searched
 6. Nature of document
 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *62-512-2000-1000*

187 R. Paul

(1) (a)
(1) (b)
(2)

Registrar of