

**TEMPLE CHAMBERS**  
6, OLD POST OFFICE STREET,  
3RD FLOOR, KOLKATA - 700 001(Office) : 2230-7326, 2248-4933 / 5478  
Phone : 3028 4933 / 34 / 36  
Resi : 2287-5905 / 3891  
Fax : +91-33-3028 4938  
E-mail : rl\_gaggar@hotmail.com

Ref. No. 1434/2013

Dated. 06.09.2013

**REPORT ON TITLE****SUB : PREMISES NO. 30, SHAKESPEARE SARANI,**  
**KOLKATA - 700 016.****1. TITLE BACKGROUND**

- 1.1. We are taking the root title from the year 1945.
- 1.2. By a Deed of Conveyance dated 31<sup>st</sup> July, 1946 between Ernest Joseph Solomon sold and delivered to Bata India Ltd. (BATA). All That partly one storied and partly <sup>two</sup> storied brick built building together with the piece or parcel of revenue redeemed land measuring about two Bighas Six Cottahs, Two Chittacks and Thirty Square Feet be the same more or less situate lying at bring premises originally Nos. 15, thereafter 14 then 16 then 30A, 30B, 30C and 30D and now 30 Theatre Road (now known as 30 Shakespeare Sarani) in the town of Kolkata holding No. 10, Block No. XII in the South Division of the town of Kolkata and being butted and bounded in manner following that is to say On the North by Theatre Road, on the East partly by No. 32 (former No. 17) Theatre Road and partly by Nos. 8 and 8/1/1, Loudon Street, on the South by No. 7, Moira Street and on the West by the premises No. 22 (formerly 15) Theatre Road more fully and particularly described in the Schedule hereunder written. The said Deed of Conveyance was registered with the Sub-Registrar of Calcutta in Book No. 1, Volume No. 72, Pages 184 to 189 Being No. 2713 for the year 1946.
- 1.3. Bata India Limited having purchased the said property continued to remain in possession of the said property and by a registered Deed of Conveyance dated 18<sup>th</sup> June, 2009 and registered at the office of the Registrar of Assurances, Kolkata in Book No. I, CD Volume No. 13, Pages 7913 to 7932 Being No. 06208 for the year 2009 Bata India Ltd. sold and transferred the said property unto and in favour of Corporate Service Apartments Hotels Pvt. Ltd., having its office situated at C-104, Defence Colony, New Delhi.
- 1.4. By virtue of Deed of Conveyance dated 18<sup>th</sup> June, 2009 the said Corporate Service Apartments Hotels Pvt. Ltd. (hereinafter referred to as the "CORPORATE SERVICES") thus became the owner of the above property, who had caused its name to be duly mutated in the records of the Kolkata Municipal Corporation (K.M.C.).

**2. SEARCHES :**

- 2.1 The Searches in respect of the above property have been carried out through Mr. Phalguni Bag, Advocate, High Court Calcutta from the year 1945, who has carried out the searches in Index II at the Office of Registrar of Assurances. The volumes from the year 1945 are partly torn and only two entries have been found after 1946. One being the Sale Deed as stated above registered in Book No. I, Volume No. 13, Pages 7913 to 7932 being No. 6208 for the year 2009 and another declaration deed registered in Book No. I, Volume No. 48 at Pages 2714 to 2700 Being No. 12216 for the year 2012.

Ref. No.

Dated.

- 2.2 Most of the volumes maintained at the Registration Office from the year 1946 were found to be in torn condition.

2.2.1 Searching Particulars at Registrar of Assurances, Kolkata are as follows :-

**Records of Index -II**

| <u><b>Year</b></u> | <u><b>Report</b></u> |
|--------------------|----------------------|
| 1945               | torn                 |
| 1946               | torn                 |
| 1947               | torn                 |
| 1948               | torn                 |
| 1949               | torn                 |
| 1950               | torn                 |
| 1951               | torn                 |
| 1952               | torn                 |
| 1953               | torn                 |
| 1954               | torn                 |
| 1955               | torn                 |
| 1956               | torn                 |
| 1957               | partly torn-Nil      |
| 1958               | partly torn-Nil      |
| 1959               | partly torn-Nil      |
| 1960               | torn                 |
| 1961               | partly torn-Nil      |
| 1962               | torn                 |
| 1963               | torn                 |
| 1964               | torn                 |
| 1965               | torn                 |
| 1966               | torn                 |
| 1967               | torn                 |
| 1968               | torn                 |
| 1969               | torn                 |
| 1970               | torn                 |
| 1971               | torn                 |
| 1972               | torn                 |
| 1973               | partly torn-Nil      |
| 1974               | torn                 |
| 1975               | partly torn-Nil      |
| 1976               | partly torn-Nil      |
| 1977               | partly torn-Nil      |
| 1978               | partly torn-Nil      |
| 1979               | partly torn-Nil      |
| 1980               | partly torn-Nil      |
| 1981               | partly torn-Nil      |

Contd ...3/-

2

Ref. No.

Dated.

|      |                 |
|------|-----------------|
| 1982 | partly torn-Nil |
| 1983 | partly torn-Nil |
| 1984 | Nil             |
| 1985 | partly torn-Nil |
| 1986 | partly torn-Nil |
| 1986 | partly torn-Nil |
| 1987 | torn            |
| 1989 | Nil             |
| 1990 | partly torn-Nil |
| 1991 | Nil             |
| 1992 | partly torn-Nil |
| 1993 | Nil             |
| 1994 | partly torn-Nil |
| 1995 | Nil             |
| 1996 | partly torn-Nil |
| 1997 | Nil             |
| 1998 | Nil             |
| 1999 | Nil             |
| 2000 | Nil             |
| 2001 | Nil             |
| 2002 | Nil             |
| 2003 | Nil             |
| 2004 | Nil             |
| 2005 | Nil             |
| 2006 | Nil             |
| 2007 | Nil             |
| 2008 | Nil             |
| 2009 | entry found     |
| 2010 | Nil             |
| 2011 | Nil             |
| 2012 | entry found     |
| 2013 | Nil             |

- 2.3 Since the volume for the year 1946, Mr. Bag took inspection of Volume No. 72 at pages 184 to 189 Being No. 2713 for the year 1946 and it appears that one Earnest Joseph Solomon sold the above premises measuring 2 Bighas 6 Cottahs 2 Chittacks 30 Sq.Ft. to the Bata Shoe Company Ltd. on 7<sup>th</sup> July, 1946 for the consideration of Rs. 3,30,000/-. It appears from the said volume that on 17.3.2011 The Official Trustee of Bengal sold conveyed and transferred the said premises to the father of the said Earnest Joseph Solomon and his father died having made and published a Will in favour of the said Earnest Joseph Solomon. By Virtue of the Probate dated 7.2.1920 the said Earnest Joseph Solomon became the sole owner.



Contd ...4/-

Ref. No.

Dated.

3. **ASSESSMENT-COLLECTION DEPARTMENT, KOLKATA MUNICIPAL CORPORATION**

It has been informed by the office that nothing is due upto 31<sup>st</sup> March, 2013 on account of municipal rates and taxes.

4. **BUILDING DEPARTMENT, KOLKATA MUNICIPAL CORPORATION**

It has been informed by the office that there is no outstanding claim demand and also hearing pending over and in respect of the above premises.

5. **IN THE OFFICE OF THE LEARNED SHERIFF, HIGH COURT CALCUTTA**

Mr. Phalguni Bag, Advocate Calcutta High Court has caused the searches in respect of the above property in the name of Bata India Limited for the period from 2002 to 2009 and also in the name of Corporate Services Apartments Hotels Pvt. Ltd. for the period from 2009 to 2013 in its Attachment Register. During the course of the searching in its 'Attachment Register and Miscellaneous Register' no entry of the 'Attachment' has been found in the aforesaid names from the records available with the Office of the Learned Sheriff, High Court Calcutta.

6. **CHARGE REGISTER**

From the information received in respect of the searches as to whether any charge has been registered with the Registrar of Company, it has been informed that there is no charge in respect of the above property by Corporate Services Apartments Hotels Pvt. Ltd.

7. **KOLKATA IMPROVEMENT TRUST**

By a letter dated 22.5.2012, Chief Engineer, Kolkata Improvement Trust has confirmed that the property is not subject to or affected by any published/sanctioned scheme/alignment.

8. **CERTIFICATION :**

Based on the above searches, I hereby certify that the above property is free of all charges, encumbrances and Corporate Services Apartments Hotels Pvt. Ltd. has a marketable title in respect of the above property.



- 6.9.2013  
(R.L. Gaggar)

ORIGINAL

A 204719

SHERIFF'S OFFICE  
High Court, Calcutta

Suit No. \_\_\_\_\_ of 19 \_\_\_\_

The 14.8.2013

Corporate Service Apartments  
Hotels Pvt. Ltd.  
(Year 2009-2013)

| Received from <u>Phalguni Bag.</u>  |     | Rs. | P.    |
|---|-----|-----|-------|
| plaintiff's/defendant's attorney/s the amounts as per particulars below :--   |     |     |       |
| (1) Fee for serving Summons/Notice  | --- |     |       |
| (2) Fee for return and translation  | --- |     |       |
| (3) Fee for copy of..... <u>Searching.</u>                                    | --- |     | 12-00 |
| (4) Fee for service of Notice of Appeal                                       | --- |     |       |
| (5) Fee for executing Warrant of Attachment                                   | --- |     |       |
| (6) Fee for serving Special Citation  | --- |     |       |
| (7) Fee for executing possession order  | --- |     |       |
| (8) Fee for mode of service of.....   | --- |     |       |
| (9) Fee for certificate of seizure  | --- |     |       |
| (10) Fee for certificate of possession release                                | --- |     |       |
| (11) Poundage other than poundage on writ of possession and disputed poundage | --- |     |       |
| (12) Miscellaneous  | --- |     |       |
| (Rupees Twelve only) -  |     |     |       |
| Total   |     |     | 12-00 |

Sumi Ghosh  
Sheriff of Calcutta, High Court, C.S.

ORIGINAL

A 204718

SHERIFF'S OFFICE

High Court, Calcutta

The 14.8.2013.

Suit No. of 19

Bata India Limited.

(Year 2002-2009)

| Received from <u>Phalguni Bag.</u>  |     |     | Rs. | P. |
|---|-----|-----|-----|----|
| plaintiff's/defendant's attorney/s the amounts as per particulars below :--   |     |     |     |    |
| (1) Fee for serving Summons/Notice  | --- | --- |     |    |
| (2) Fee for return and translation  | --- | --- |     |    |
| (3) Fee for <u>copy of Searching</u>  | --- | --- |     |    |
| (4) Fee for service of Notice of Appeal                                       | --- | --- |     |    |
| (5) Fee for executing Warrant of Attachment ...                               | --- | --- |     |    |
| (6) Fee for serving Special Citation  | --- | --- |     |    |
| (7) Fee for executing possession order  | --- | --- |     |    |
| (8) Fee for mode of service of  | --- | --- |     |    |
| (9) Fee for certificate of seizure  | --- | --- |     |    |
| (10) Fee for certificate of possession release                                | --- | --- |     |    |
| (11) Poundage other than poundage on writ of possession and disputed poundage | --- | --- |     |    |
| (12) Miscellaneous  | --- | --- |     |    |
| (Rupees Eighteen only)  |     |     |     |    |
| Total   |     |     | 18  | 00 |

Sheriff of Calcutta, Form No. 4—"Receipt Form-B"  
ACJP-A 71-1949-96-100-20,000 + 2 Loose Sheets

Sheriff of Calcutta, High Court, O.S.

No. REGN T 578144

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 87244
2. Date of application..... 13/8/13
3. Search for the year(s)..... 1984-13
4. Name of office to which the record to be searched or inspected relates..... R.M.D.
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).....  
Re. 30 Shamspeare Sam.  
B. Shamspeare Sam.
8. From whom received.....
9. Fees paid under Article—  
F (1) (i) 30/-  
F (1) (ii)  
F (2)

.....Registrar of.....

No. REGN T 547418

## Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 87518
- Date of application..... 30/8/13
3. Search for the year(s)..... 1795-84
4. Name of office to which the record to be searched or inspected relates..... Rango
5. Name of person or property to be searched..... 9
6. Nature of document..... Sal
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 30 Shakespeare Sonari  
Rs Shakespeare 1101
8. From whom received..... S. Saha
9. Fees paid under Article—
- F (1) (i) 30/-
- F (1) (ii)
- F (2)

.....Registrar of.....

No. REGN T 547417

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 87512.

Date of application..... 30/8/13

Search for the year(s)..... 1946

Name of office to which the record to be searched or inspected relates..... (RMO)

5. Name of person or property to be searched..... S. S.

6. Nature of document.....

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Pm-6. V-22. P-184/189.  
D-2273.

8. From whom received..... S. S.

9. Fees paid under Article—

F (1) (i) 21

F (1) (ii) 22

F (2) 42

.....Registrar of.....