

**Bimal Chandra Lahiri** M.A., LL.B.  
ADVOCATE

Calcutta High Court & Judges Court  
Alipur Bar Association, Room No 4 & 6  
Police Court,  
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)  
Kolkata - 700 027

**Chamber & Residence :**  
15, Siddhinath Chatterjee Road, Behala, Kol-34  
Manton (West) Near Sabuj Sathi Club &  
Ashoke Car Garage West Side  
Phone : 2445 8842

Date : \_\_\_\_\_


**REPORT ON TITLE**

ALL THAT the piece and parcel of land including structure measuring about 113 Cottahs 00 Chittak 00 Sq. Ft. Being municipal premises no. 209 Picnic Garden Road, Kolkata - 700039, Mouza - Kustia, District 24 Parganas (South)

**Present Owner:- (1) SURYA ENGINEERING PVT. LTD,** having its registered office and other business operations at premises No. 209 Picnic Garden Road, Kolkata - 700039,

**ABSTRACT OF TITLE**

1. One Kanakbati Dasi was the sole and absolute owner in respect of all that the land 3 cottahs 10 chitaks lying and situated at and being premises no 209/2B, Picnic Garden Road.
2. By a Bengali Deed of conveyance dated 24.01.1961 the said Kanakbati Dasi transferred the her property to Gourgopal Mitra.
3. The said Gourgopal Mitra by a Deed of Release dated 10.09.1962 released the said property in favour of one Salil Kumar De since the said Salil Kumar De was the absolute owner and the releaser Gourgopal Mitra was a mere benamdar.

  
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4. And whereas by a Deed of Declaration dated 13.12.1962 made between the said Gourgopal Mitra and 'Lilabati De the name of the said Salil Kumar Dey appearing in the 1<sup>st</sup> page of the said Deed of release was substituted by the words 'Lilabati De'.
5. That the said Lilabati De by a Deed of Gift dated 31.07.1981 donated and/or transferred and/or gifted the said property to her two grandsons, Amitabha De and Soumitra De, sons of Late Anil kumar De and Late Salil Kumar De respectively.
6. The said deed of Gift was subsequently rectified by a Deed of Rectification dated 18.03.1987 whereby the premises no. was corrected in place of written premises no. 209/2 Picnic Garden Road it was substituted by the words 209/2B, Picnic Garden Road.

**Title chain in respect of Premises no 209, Picnic Garden Road,**  
**Kolkata 700039**

1. One Pares Nath Naskar was the sole and absolute owner in respect of land by admeasuring containing an area of 2.83 Satak, District 24 Parganas (South), J.L. No. 14, Mouza - Kustia, New Holding No. 23, Khatian Nos. 194, 195 and 196.

  
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<u>KHATIAN NO.</u>	<u>DAG NO.</u>	<u>LAND AREA (DECIMAL)</u>
194	1549	10
	1550	63
	1551	59
	1552	12
	1553	42
	1554/1667	10
195	1561	41
196	1564/1690	35
	1562	04
	1559	07
	<b>TOTAL LAND AREA</b>	<b>2.83 ACRE</b>

2. The said Pares Nath Naskar by a Deed of Conveyance dated 12.12.1941 sold, transferred and conveyed the said property in its entirety unto and in favour of Surendra Kumar Ray and Satis Chandra Dey.
3. By a Deed of Conveyance dated 28.04.1943, the said Surendra Kumar Ray and Satis Chandra Dey sold, transferred and conveyed the aforesaid property unto and in favour of Surya Engineering Ltd. Which later on became Surya Engineer (P) Ltd. After the Companies Act, 1956 came into force.
4. One Smt. Aparna Devi was the sole and absolute owner in respect of land and premises by admeasuring containing an area of 8.5 Satak lying and situate at Mouza - Kustia, J.L. No. 14,

  
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Touzi No. 1298/283 Old Dag Nos. 21, 22 & 23, New Dag Nos. 20 & 21, Holding No. 7 in the District 24 Parganas (South).

5. By a Deed of Conveyance date 23.09.1941 the said Aparna Devi sold, transferred and conveyed the said property unto and in favour of Nagendranath Naskar.
6. Subsequently the said Nagendranath Naskar died intestate leaving behind him surviving his three sons namely Kashinath Naskar, Jitendra Naskar and Provas Chandra Naskar and his widow wife Smt. Chamatkarni Naskar as his heirs and legal representatives.
7. The said heirs Kashinath Naskar, Jitendra Naskar, Provas Chandra Naskar and Smt. Chamatkarni Naskar by a Deed Conveyance date 19.05.1967 sold, transferred and conveyed the said property measuring about 8.5 Decimal equal to 5 Cottahs unto in favour of Surya Engineering (P) Ltd.
8. In the circumstances, the said Surya Engineering (P) Ltd. Become the owner in respect of various pieces of land contiguous to each other as described above in the aforesaid two Deeds being dated 28.04.1943 for land measuring 2.83 acres and and 19.05.1967 for land measuring 8.5 decimal and the aforesaid land was numbered as 209 Picnic Garden Road in the Assessment Records of Kolkata Municipal Corporation having total area of 2.91 Acres equivalent to 176 Cottahs, 6 Chittaks.
9. And whereas the said Surya Engineering (P) Ltd. From time to time sold various pieces of land measuring about 49 Cottahs, 78 Sq. Ft. And remaining owner of 127 Cottahs and 192 Sq. Ft.

  
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10. Subsequently, the said Surya Engineering (P) Ltd. Also lost some land due to creation of a common road, drainage etc. measuring about 16 Cottahs and 192 Sq. Ft. And finally today Surya Engineering (P) Ltd. Is having 111 Cottahs and 5 Sq. Ft. In its possession being municipal premises no. 209 Picnic Garden Road and the same has also been certified by Urban Land (Ceiling and Regulation) authorities as per their clearance date 08.11.2002.

By virtue of amalgamation being no. w.e.f. 2/07-08 the aforesaid premises no. 209/2B, Picnic Garden Road and 209, Picnic Garden Road has now amalgamated with 209, Picnic Garden Road and said premises having a total area of 113 Cottha.

**PAPER EXAMINED**

1. The different deeds in connection with the aforesaid property along with the Mutation certificate and Tax receipt of the said property.
2. Search report having searched in the office of the Registrar of Assurances -I at Kolkata, during the period from 1980 to 2015 till date, and in the office of the DSR-III-Alipore during the period from 1980 to 2015 till date and in the office of the A.D.S.R. Sealdah during the period from 1980 to 2015 till date in respect of the above mentioned property.
3. I have also examined all the Xerox copy of the Title deeds produce by the present owner and also examined the Xerox copy of the Records, Tax receipts and also the Mutation in the name of the present owner.

  
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## **OBSERVATION**

1. I have examined the Xerox copies of all deeds and other papers and documents in connection with the aforesaid property.
2. From the careful consideration of the aforesaid and the reports, documents and papers, I find that the aforesaid present owner are the full and absolute owner of the entirety of the said property and had lawfully seized and possessed the said property by paying the rates/taxes regularly to the Authority concern.

## **CONCLUSION**

After going through the above abstract and the documents as above and fully relying upon the same, I am the opinion that the said present owner **(1) SURYA ENGINEERING PVT. LTD**, having its registered office and other business operations at premises No. 209 Picnic Garden Road, Kolkata - 700039, is the absolute bonafide owner of the land and Property and has got good clear marketable title and the said property is free from all encumbrances.

**Search Receipt are enclosed herewith.**

  
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