

Subhankar Sarkar

Advocate

Alipore Judges' Court

Sherista No. : D-11 (Opp: to Record Room)

Kolkata : 700 027

Mobile Nos : 98367-09464

: 91430-08482

Chamber :

Flat No. A-1, 1st Floor 21/4, Biren Roy Road (East)
James Long Sarani, Behala Chowrasta, Kolkata - 700 008

Residence :

Beledanga Road (Ketopole), P.O. : Jote Shibrampur
P.S. : Maheshtala, Kolkata - 700141

Dated: 03.11.2020

SEARCH AND TITLE REPORT

Ref :- **ALL THAT** piece and parcel of Bastu land measuring 3 (three) Cottahs, 6 (six) Chittacks and 38 (thirty eight) Square Feet, lying and situate at and being Municipal Premises No.58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, District Sub Registration Office at Alipore, Additional District Sub Registration at Behala, District-South 24 Parganas.

Present Owner of the Property :-

MUSHKAN INFRA PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956, having its registered Office at "Martin Burn Building" Room No. 7, at Premises No. 1, R.N Mukherjee Road, Post Office.: GPO, Police Station- Hare Street, Kolkata- 700001.

I have caused necessary searching through a regular searcher, in respect of the property under reference at the office of District and Additional District Sub-Registrar Alipore, Registrar of Assurances, Kolkata for the year 1992 to 2020 up to date and have gone through the papers and documents in respect of property under reference.

My report is as follows :-

1. By virtue of a Deed of Partition dated 27.02.1950, corresponding to 15th day of Falgun, 1356 B.S. one Gour Chandra Banerjee, son of late Khetra Chandra Banerjee acquired right, title and interest over the properties mentioned in Schedule "Kha" therein, including **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon partly three and partly two storied building standing thereon, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Calcutta. The said Deed was registered at the office of Sub-Registrar at Alipore and


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entered in Book No. I, Volume No. 18, Page Nos. 163 to 173, Being No. 750 for the year 1950.

2. While the said Gour Chandra Banerjee, who was a Hindu Governed by the Dayabhaga School of Hindu Law, was enjoying his aforesaid properties as an absolute Owner without any interference or intervention of others, died intestate on or about 28th day of February 1952, leaving behind his two sons- Shambhu Chandra Banerjee and Santosh Kumar Banerjee as his heirs and after the demise of Gour Chandra Banerjee, his entire properties devolved upon his two sons Shambhu Chandra Banerjee and Santosh Kumar Banerjee inter-alia the said Premises No. 58A, Nepal Bhatteejee First Lane according to law.
3. While said Shambhu Chandra Banerjee and Santosh Kumar Banerjee were absolutely seized and possessed Municipal Premises No. 58A, Nepal Bhatteejee First Lane jointly, by virtue of a Deed of Conveyance dated 16.08.1973, sold , transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon partly three and partly two storied building standing thereon, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Calcutta unto and in favour of Smt. Gita Mukherjee, wife of Ajit Kumar Mukherjee of 12/1A, Nepal Bhatteejee Street, Police Station-Bhowanipur, Kolkata-700026. The said Deed was registered at the office of District Sub-Registrar at Alipore and entered in Book No. I, Volume No. 136, Being No. 4490 for the year 1973.
4. After the purchase as aforesaid, while the said Smt. Gita Mukherjee was seized and possessed of the same as Owner, by virtue of a registered Deed of Conveyance dated 26th day of September, 1980, sold transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon three and partly two storied building standing thereon, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, unto and in favour of Mrs. Supriya Ghosh. The said Deed was


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- registered at the office of Registrar of Assurance, Calcutta and recorded in Book No. I, Volume No. 247, Pages from 119 to 128, Being No. 5614 for the year 1980.
5. After the purchase as aforesaid Smt. Supriya Ghosh, got her name mutated in respect of Municipal Premises No. 58A, Nepal Bhatteejee First Lane, in the municipal records of the Kolkata Municipal Corporation, under Assessee No. 11-083-24-0026-9 and enjoying the same by paying taxes and outgoing to the appropriate authority.
 6. By virtue of a registered Deed of Conveyance dated 10.03.2010, the said Smt. Supriya Ghosh gifted **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon three and partly two storied old dilapidated building standing thereon fully occupied by the tenants, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 83, unto and in favour of her daughter Smt. Snigdha Ghosh. The said Deed was registered in the Office of Additional District Sub Registrar at Alipore and recorded in Book No. I, C.D. Volume No. 8, Pages from 1249 to 1260, Being No. 01689 for the year 2010.
 7. After the purchase as aforesaid, Smt. Snigdha Ghosh, got her name mutated in respect of Municipal Premises No. 58A, Nepal Bhatteejee First Lane, in the records of the Kolkata Municipal Corporation, under Assessee No. 11-083-24-0026-9 and enjoying the same through tenants and by paying taxes and outgoing to the appropriate authority.
 8. By virtue of a registered Deed of Conveyance dated 09.03.2017, the said Smt. Singdha Ghosh, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon three and partly two storied old dilapidated building standing thereon, fully occupied by the tenants, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station-Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 83, unto and in favour of **MUSHKAN INFRA PROPERTIES PRIVATE LIMITED**, a Company incorporated

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under the provisions of the Companies Act, 1956, having its registered Office at "Martin Burn Building" Room No. 7, at Premises No. 1, R.N Mukherjee Road, Post Office.: GPO, Police Station- Hare Street, Kolkata- 700001, the present Owner herein. The said Deed was registered in the Office of Additional District Sub Registrar at Alipore and recorded in Book No. I, C.D. Volume No. 1605-2017, Pages from 42303 to 42328, Being No.1605 01685 for the year 2017.

9. After the purchase as aforesaid, Mushkan Infra Properties Private Limited, got its name mutated in respect of Municipal Premises No. 58A, Nepal Bhatteejee First Lane, in the records of the Kolkata Municipal Corporation, under Assessee No. 11-083-24-0026-9 and enjoying the same through tenants and by paying taxes and outgoing to the appropriate authority.
10. The present Owner own and possess of **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs 6 (six) Chittack and 38 (thirty eight) Square Feet, be the same or a little more or less, whereupon partly three and partly two storied old dilapidated building standing thereon fully occupied by tenants, lying and situate at and being Municipal Premises No. 58A, Nepal Bhatteejee First Lane, Police Station- Bhowanipur now Kalighat, Kolkata-700026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, District-South 24-Parganas together with all right of easements, common facilities and amenities annexed thereto, through tenants.

During the course of searching no adverse entries were found in respect of the said property under reference.

I do hereby certify that **MUSHKAN INFRA PROPERTIES PRIVATE LIMITED** is the Owner in respect of the property under reference and the property has clear and marketable title and free from all encumbrances.

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