

TEMPLE CHAMBERS
6, OLD POST OFFICE STREET,
3RD FLOOR, KOLKATA - 700 001

Ref. No.

1273/2014

3rd December 2014
Dated.

Salarpuria Properties Pvt Ltd
7 Chittaranjan Avenue
Kolkata 700 072

Dear Sirs,

Re: Municipal Premises No.24/3 Alipore Road, P.S. Alipore
Kolkata 700 027 under Ward No.74 (PREMISES)

Sub: **REPORT ON TITLE**

1. TITLE BACKGROUND

- 1.1 Municipal Premises No. 24/3 Alipore Road, P.S. Alipore, Kolkata 700 027 (hereinafter referred to as the said PREMISES) at one time belonged to one Nanda Dulal Mullick (since deceased)
- 1.2 The said Nanda Dulal Mullick died intestate leaving him surviving his widow Smt. Durgesh Nandini Dassi and his only son Madan Lal Mullick as his only heirs and/or legal representatives who thus became entitled to the said premises each one of them being entitled to undivided half share or interest into or upon the said Premises
- 1.3 The said Smt. Durgesh Nandini Dassi also died on 8th December 1976 after having made and published her Last Will and Testament dated 20th August 1971 whereby and whereunder amongst others she gave bequeathed and devised various properties including her half share or interest into or upon the said Premises unto and in favour of her grandson Sankar Lal Mullick
- 1.4 In the events as recited hereinabove the said Madan Lal Mullick and Sankar Lal Mullick (hereinafter referred to as the ORIGINAL OWNERS) thus became entitled to the said Premises each one of them being entitled to undivided half share or interest into or upon the said Premises.
- 1.5 The said Original Owners Mallik by virtue of various registered Deeds of Conveyances all registered at the office of the Registrar of Assurances, Calcutta, details whereof are as follows sold transferred and conveyed the entirety of the said Premises unto and in favour of (1) Ramgarh Investments Limited (2) Salasar Industrial Services Ltd (3) Ketaki Finance Limited (4) Supriya Finance Limited (5) Manasi Finance Limited (6) Metals Centre Limited (7) Seajuli Finance Limited (8) Combibloc Ltd and (9) Himalchuli Investments Ltd (hereinafter referred to as the ORIGINAL PURCHASERS)



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	<u>Seller</u>	<u>Purchaser</u>	<u>Registration Details</u>
i)	Madan Lal Mullick	Supriya Finance Ltd	Book No. I being Deed No. 15096 for the year 1995
ii)	Madan Lal Mullick	Ramgarh Investments	Book No. I being Deed No. 15088 for the year 1990
iii)	Madan Lal Mullick	Seajuli Finance Ltd	Book No. I being Deed No. 15094 for the year 1990
iv)	Madan Lal Mullick	Ketaki Finance Ltd	Book No. I being Deed No. 15093 for the year 1990
v)	Madan Lal Mullick	Manasi Finance Ltd	Book No. I being Deed No. 15092 for the year 1990
vi)	Madan Lal Mullick	Combibloc Ltd	Book No. I being Deed No. 15091 for the year 1990
vii)	Madan Lal Mullick	Himalchuli Inv. Ltd	Book No. I being Deed No. 15095 for the year 1990
viii)	Madan Lal Mullick	Salasar Industrial Services Ltd	Book No. I being Deed No. 15090 for the year 1990
ix)	Madan Lal Mullick	MetalsCentre Ltd	Book No. I being Deed No. 15089 for the year 1990
x)	Sankar Lal Mullick	Metal Centre Ltd	Book No. I being Deed No. 15084 for the year 1990
xi)	Sankar Lal Mullick	Ketaki Finance Ltd	Book No. I being Deed No. 15081 for the year 1990
xii)	Sankar Lal Mullick	Himalchuli Inv. Ltd	Book No. I being Deed No. 15087 for the year 1990
xiii)	Sankar Lal Mullick	Seajuli Finance Ltd	Book No. I being Deed No. 15085 for the year 1990
xiv)	Sankar Lal Mullick	Ramgarh Inv. Ltd	Book No. I being Deed No. 15079 for the year 1990
xv)	Sankar Lal Mullick	Supriya Finance Ltd	Book No. I being Deed No. 15082 for the year 1990
xvi)	Sankar Lal Mullick	Manasi Finance Ltd	Book No. I being Deed No. 15083 for the year 1990
xvii)	Sankar Lal Mullick	Combibloc Ltd	Book No. I being Deed No. 15086 for the year 1990
xviii)	Sankar Lal Mullick	Salasar Industrial Services Ltd	Book No. I being Deed No. 15080 for the year 1990
1.6	By virtue of the aforesaid recited deeds each of the original purchasers became entitled to undivided 1/9 th share or interest into or upon the said Premises		



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- 1.7 In each of the aforesaid recited Deeds of Conveyance there is a recital to the effect that there is a registered Deed of Lease dated 14th December 1971 for a period of 22 years commencing from 14th December 1971 and expiring on 30th November 1993. In any event the period of the said Deed of Lease has since expired long time back and as such the Original Owners were holding the said Premises as the absolute owners thereof, free from all encumbrances and charges.
- 1.8 Each of the said Original Purchasers sold and transferred the entirety of their right title interest into or upon the said Premises by virtue of various registered Deeds of Conveyances all registered at the office of the Registrar of Assurances, Calcutta , details whereof are as follows in favour of (1) K.K. Jajodia & Sons (HUF) and (2) Aditya Kumar Jajodia (hereinafter collectively referred to as the OWNERS) each of the owners acquiring undivided half share or interest into or upon the said Premises

	<u>Seller</u>	<u>Purchaser</u>	<u>Registration Details</u>
i)	Supriya Finance Ltd	K.K. Jajodia & Sons (HUF)	Book No.I being Deed No. 2452 for the year 1995
ii)	Salasar Industrial Services Ltd	"	Book No. I being Deed No. 2490 for the year 1995
iii)	Seajuli Finance Ltd	"	Book No. I being Deed No. 2365 for the year 1995
iv)	Ketaki Finance Ltd	"	Book No. I being Deed No. 2451 for the year 1995
v)	Manasi Finance Ltd	"	Book No. I being Deed No. 2453 for the year 1995
vi)	Salasar Industrial Services Ltd	"	Book No. I being Deed No. 2364 for the year 1995
vii)	Salasar Industrial Services Ltd	"	Book No. I being Deed No. 2488 for the year 1995
viii)	Salasar Industrial Services Ltd	"	Book No. I being Deed No. 2489 for the year 1995
ix)	MetalsCentre Ltd	"	Book No. I being Deed No. 2487 for the year 1995
x)	Metal Centre Ltd	Aditya Jajodia	Book No. I being Deed No. 2371 for the year 1995
xi)	Ketaki Finance Ltd	"	Book No. I being Deed No. 2269 for the year 1995
xii)	Salasar Industrial Services Ltd	"	Book No. I being Deed No. 2367 for the year 1995

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- xiii) Seajuli Finance Ltd "
xiv) Salasar Industrial "
 Services Ltd
xv) Supriya Finance Ltd "

xvi) Manasi Finance Ltd "
xvii) Salasar Industrial "
 Services Ltd
xviii) Salasar Industrial "
 Services Ltd

Dated.

- Book No. I being Deed No.
2270 for the year 1995
Book No. I being Deed No.
2370 for the year 1995
Book No. I Being Deed
No. 2271 for the year 1995

Book No. I being Deed No.
2268 for the year 1995
Book No. I being Deed No.
2369 for the year 1995
Book No. I being Deed No.
2368 for the year 1995

2. SEARCHES

- 2.1 Searches were carried out by Smt. Sumita Mukhopadhyay, B.A. L.L.B. Advocate of Alipore Judges Court.
2.2 Smt. Mukhopadhyay carried out searches at the office of the Alipore Sub Registration Office, Alipore District Registration Office and at the office of the Registrar of Assurances, Kolkata and excepting for the entries hereinbefore recited no other entry has been found
2.3 Smt. Mukhopadhyay also carried out searches at the relevant Courts having jurisdiction i.e. the Court of the 2nd Civil Judge, Junior Division Alipore and at the Court of the 1st Civil Judge, Senior Division, Alipore and she has confirmed that no Title Suit, Money Suit, title execution and Money Execution suits have been filed by or against the owners during the period 2003 to 2014

3. CERTIFICATION

- 3.1 I have been given to understand that the original title deeds in respect of the said premises have been deposited with India Bulls Housing Finance Ltd (INDIA BULLS)
3.2 After perusing the various documents which have been made available to me and based on the searches carried out by Smt. Mukhopadhyay excepting for the charge of India Bulls I am firmly of the view that the said Premises is otherwise free from all encumbrances and charges and the Owners have a marketable title in respect thereof.

Yours faithfully
