

*Santanu Sanyal*

(Advocate)

ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.

{SEARCH REPORT}

Residence

3 No. SINGHI GARDEN  
(NANDI BAGAN)  
P.O. HALTU, P.S. GARFA  
KOLKATA-700078  
(M) 9836301493

Date 06/07/2018

TITLE DEVOLUTION

Said Property: ALL THAT admeasuring more or less 1.6 (one decimal six) acres equivalent to more or less 97 (ninety seven) Cottahs, with factory sheds, buildings for the staff quarters, pathways and driveways built thereon or part thereof and mutated the same in the records of the Land Revenue Department as bagan/karkhana comprised in C.S. and R.S. Dag No. 241 and 243 Khatian Nos. 143 and 52 corresponding to L.R. Dag No. 1421 (Part) L.R. Khatian No. 2014 of Mouza – Chandnagar and also mutated the same in the municipal records of Madhyamgram Municipality as the owner of the said premises being Holding and Premises No. 271, Sodepur Road (East) under the Barasat Police Station in the District of North 24-Parganas

Owner: Card Board Box Manufacturing Co. a partnership firm registered under the Indian Partnership Act, 1932, having its principal office place of business at 38, Colootola Street, Police Station - Jorasanko, Kolkata – 700 073

1. Srish Chandra Sarkar was the recorded owner of inter alia 2 (two) plots of contiguous lands measuring 18 (eighteen) bigha in Mouza Chandnagar, Police Station Barasat, Madhyamgram, District North 24 Parganas (**Mother Property**).
2. Srish Chandra Sarkar, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 16<sup>th</sup> December, 1919, leaving behind him surviving 3 (three) sons, namely, Charu Chandra Sarkar, Probodh Chandra Sarkar and Promode Chandra Sarkar as his only legal heirs and successors, who inherited the right, title and interest of Late Srish Chandra Sarkar in the Mother Property.
3. Probodh Chandra Sarkar instituted a suit in the Court of the First Sub-Ordinate Judge, Alipore being Title Suit No. 130 of 1931 against Charu Chandra Sarkar and Promode Chandra Sarkar for partition of the joint estate left by Srish Chandra Sarkar (**Probodh's Suit**). Similarly, Promode Chandra Sarkar instituted a suit in the Court of the First Sub-Ordinate Judge, Alipore, being Title Suit No. 56 of 1933 against Charu Chandra Sarkar and Probodh Chandra Sarkar for partition of the joint estate left by Late Srish Chandra Sarkar (**Promode's Suit**). The subject matter of Probodh's Suit and Promode's Suit (collectively **Said Suits**) was same and hence were heard analogously.
4. The parties to the Said Suits filed Terms of Settlement dated 23<sup>rd</sup> March, 1934 therein and the Said Suits were decreed in terms of the Said Terms of Settlement, whereunder the Mother Property was allotted to Probodh Chandra Sarkar.
5. The Record of Rights of Mouza Chandnagar was revised under the West Bengal Estate Acquisition Act, 1953 and the Mother Property was recorded and came to be comprised inter alia in C. S. Dag Nos. 241 and 243.

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6. By a deed of conveyance dated June 9, 1961 made by Mr. Probodh Chandra Sarkar, (therein referred to as the vendor) and the Card Board Box Manufacturing Company (therein referred to as the purchaser), and registered at the office of the Registrar, 24 Parganas (now North 24 Parganas) under the jurisdiction of Barasat Police Station and recorded in Book No. 1, Volume No. 42, Pages 130 to 137, being Deed No. 1712 for the year 1961, the vendor therein sold, conveyed, transferred, granted, assured and assigned all that piece or parcel of garden lands measuring more or less 11 (eleven) Bighas, 17 (seventeen) Cottahs, one (1) Chittack and three (3) square feet in Mouza Chandnagar, J.L. No. 44 in C.S. Dag Nos. 241 and 243, C.S. Khatian Nos. 143 and 52 respectively, Touzi No. 146, R.S. No. 167 ( "Larger Property"), unto and in favour of the Owner (the purchaser therein), free from all encumbrances, for the consideration therein mentioned, absolutely and forever.
7. The Vendor got its name recorded in the Record of Rights as the owner of Larger Property in L.R. Dag No. 1421, L.R. Khatian No. 2014.
8. The Owner since then, from time to time sold and transferred parts and portions of the Larger Property to various purchasers on diverse dates and retained a portion of the Larger Property, admeasuring more or less 1.6 (one decimal six) acres equivalent to more or less 97 (ninety seven) Cottahs, with factory sheds, buildings for the staff quarters, pathways and driveways built thereon or part thereof and mutated the same in the records of the Land Revenue Department as bagan/karkhana comprised in C.S. and R.S. Dag No. 241 and 243 Khatian Nos. 143 and 52 corresponding to L.R. Dag No. 1421 (Part) L.R. Khatian No. 2014 of Mouza - Chandnagar and also mutated the same in the municipal records of Madhyamgram Municipality as the owner of the said premises being Holding and Premises No. 271, Sodepur Road (East) under the Barasat Police Station in the District of North 24-Parganas (collectively Said Property).

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