

**Bimal Chandra Lahiri** M.A., LL.B. :- 1 :-  
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 : \_\_\_\_\_

28.11.2017

**REPORT ON TITLE**

**Re:-**All that piece and parcel of the land measuring an area 06 Cottahs 00 Chittaks 17 sq.ft. lying and situated at at **Municipal Premises No.28B, Mahim Halder Street, Kolkata- 700 026**, within the present limit of the Kolkata Municipal Corporation, under Ward No.83, Assessee No. 11-083-21-0045-6, P.S. Kalighat, in the District of South 24- Parganas..

**Present owner:-** M/S. EVERLIKE SUPPLIERS PVT. LTD. having its office at 50, Suburban School Road, P.S. Kalighat, Kolkata- 700 025 and **SRI SUSANTA MUKHERJEE** son of Late Sunil Kumar Mukherjee of 28C, Mahim Halder Street, P.S. Kalighat, Kolkata- 700 026 .

**ABSTRACT OF TITLE**

1. WHEREAS at all material point of times and for all intents and purposes one Smt. Haridasi Devi, since deceased, was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land along with building standing thereon lying and situated at Municipal Premises No. 28A, Mahim Halder Street ( formerly known as 28 and 28/1, Mahim Halder Street), under Police station Bhowanipore, in the District of 24- Parganas now South 24- Parganas.
2. The said Hari Dasi Devi died testate leaving behind a WILL on 8<sup>th</sup> day of November, 1921 in favour of her two sons Sri Purna Chandra Mukhopadhyay and Sri Prafulla Kumar Mukhopadhyay alias Batakrishna Mukherjee who applied for obtaining probate of the said WILL executed by deceased testator before District Judge at Alipore, 24- Parganas and the Court of Ld. District Judge at Alipore in Act 39 Case No. 141 of 1914 duly granted Probate and by virtue of the said probate aforesaid all estate of deceased testator devolved upon them.
3. While seized and possessed of the aforesaid property the said Prafulla Kumar Mukherjee alias Bata Krishna Mukherjee died intestate on 18<sup>th</sup>

  
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Advocate  
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- August, 1948 leaving behind his three sons namely Sri Sunil Kumar Mukherjee, Sushil Kumar Mukherjee and Subodh Chandra Mukherjee who jointly inherited the aforesaid property as 1/3<sup>rd</sup> equal share and subsequently the said Subodh Chandra Mukherjee died intestate on 23<sup>rd</sup> day of May, 1962 as Bachelor leaving behind his two brother Sri Sunil Kumar Mukherjee and Sushil Kumar Mukherjee as his legal heirs, successors and nominees.
4. While jointly seized and possessed of the aforesaid property the said Sri Sunil Kumar Mukherjee and Sri Sushil Kumar Mukherjee jointly executed a deed of partition on 20.01.1989 which was registered in the office of the D.S.R. Alipore and recorded in Book No.1, Volume No. 15, pages from 85 to 94, Being No. 653 for the year 1989.
  5. By virtue of the aforesaid Deed of Partition the said Sunil Kumar Mukherjee got all that piece and parcel of the land measuring an area 2 Cottahs 9 Chittaks 34 sq.ft. lying and situated at Municipal Premises No. 28C and undivided 1/2 share of premises no. 28/1, Mahim Halder Street, P.S. Kalighat, Kolkata- 700 026 and thereafter the said Sunil Kumar Mukherjee gifted the aforesaid property unto and in favour of Sri Susanta Mukherjee through a registered Deed of Gift which was registered on 16.12.1989 and registered in the office of the D.R.O. Alipore and recorded in Book No.1, Being No. 16301 for the year 1989.
  6. By virtue of the aforesaid Deed of Partition the said Sushil Kumar Mukherji became the owner of a plot of land measuring an area 01 Cottahs 13 Chittaks 27 sq.ft.
  7. By virtue of a registered conveyance being dated 26.11.2010 registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, C.D. Volume No. 42, pages from 1273 to 1287, Being No. 09844 for the year 2010 wherein the said Sri Sushil Kumar Mukherji sold, conveyed, transferred, assigned and assured unto and in favour of M/s. Everlike Suppliers Private Limited ALL THAT piece and parcel of land 01 Cottah 13 Chittaks 27 sq.ft. at premises No. 28B, Mahim Halder Street, Kolkata- 700 026.
  8. While seized and possessed of the property as co- owners (1) Sri Anil Kumar Kukhopadhya, (2) Sri Deb Kumar Mukhopadhya, (3) Sri Amiya

  
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- Kumar Mukhopadhyaya and (4) Sri Ashim Kumar Mukhopadhyaya jointly executed a Deed of Partition which was registered in the office of the S.R.O. Alipore and recorded in Book No.1, Volume No.47, pages from 58 to 75, Being No. 2245 for the year 1953.
9. By virtue of the aforesaid Deed of partition the said Sri Amiya Kumar Mukhopadhyaya got a piece and parcel of the land measuring an area 1 Cottahs 5 Chittaks 33 sq.ft. at Municipal Premises No. 28A, Mahim Halder Street, Kolkata- 700 026 and subsequently he sold out the aforesaid property unto and in favour of one Smt. Niroda Sundari Shaha alias Saha by a registered conveyance registered in the office of the S.R.O. Alipore and recorded in Book No.1, Volume No.136, pages from 11 to 16, Being No. 7994 for the year 1956 and the said property renumbered as 28D, Mahim Halder Street, Kolkata- 700 026.
10. While seized and possessed of the aforesaid property the said Smt. Niroda Sundari Shaha alias Saha died intestate on 30.06.1981 leaving behind her four sons namely Sri Bipad Ranjan Saha, Sri Shambhu Nath Saha, Sri Tarak Nath Saha, Sri Gopal Chandra Saha and three daughters namely Smt. Susama Ghosh, Smt. Narayani Saha, Smt. Rama Roy as her only legal heirs, successors and nominees who jointly inherited the aforesaid property as 1/7<sup>th</sup> equal share and subsequently one of the co-owner Sri Gopal Chandra Saha died intestate on 28.03.1998 leaving behind his widow Smt. Biva Saha and one son Sri Rajat Saha and only daughter Smt. Tapashi Saha as his only legal heirs, successors and nominees.
11. By virtue of a registered conveyance being dated 30.06.2011 registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, C.D. Volume No. 21, pages from 366 to 387, Being No. 04796 or the year 2011 wherein (1) Smt. Biva Saha, (2) Sri Rajat Saha and (3) Smt. Tapashi Saha alias Tapasi Saha jointly sold, conveyed, transferred, assigned and assured unto and in favour of M/s. Everlike Suppliers Private Limited with the confirmation of M/s. Sagar Chemical Works in respect of all that piece and parcel of undivided 1/7<sup>th</sup> share and interest of the land measuring an area 1 Cottahs 5 Chittaks 33 sq.ft. at Municipal Premises No. 28D, Mahim Halder Street, Kolkata- 700 026.

  
BIMAL CH. LAHIRI, M.A., LL.B.

Advocate

Alipore Judges Court

Kolkata-700 027

Enrolment No. - WB/2008/82

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12. While seized and possessed of the undivided 1/7<sup>th</sup> share and interest of the aforesaid property being co- owner the said Smt. Rama Roy died intestate on 10.03.1993 leaving behind her only son Sri Debasish Roy and only daughter Smt. Sandhya Roy as her only legal heirs, successors and nominees.
13. By virtue of a registered conveyance being dated 29.11.2011 registered in the office of the A.D.S.R. Aliporee and recorded in Book No. 1, C.D. Volume no. 37, pages from 4527 to 4545, Being No. 08643 for the year 2011 wherein (1) Sri Bipad Ranjan Saha, (2) Sri Sambhu Nath Saha, (3) Smt. Susama Ghosh, (4) Smt. Narayani Saha, (5) Sri Debasish Roy, (6) Smt. Sandhya Roy jointly sold, conveyed, transferred, assigned and assured unto and in favour of M/s. Everlike Suppliers Private Limited in respect of undivided 5/7<sup>th</sup> share and interest of the aforesaid property at premises No.28D, Mahim Halder Street, Kolkata- 700 026.
14. By virtue of a registered conveyance being dated 01.12.2011 registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, C.D. Volume No. 38, pages from 717 to 732, Being No. 08696 for the year 2011 wherein Sri Tarak Nath Saha sold, conveyed, transferred, assigned and assured unto and in favour of M/s. Everlike Suppliers Private Limited in respect of all that piece and parcel of undivided 1/7<sup>th</sup> share and interest of the land measuring an area 1 Cottahs 5 Chittaks 33 sq.ft. at Municipal Premises No. 28D, Mahim Halder Street, Kolkata- 700 026.
15. By virtue of a registered Deed of Gift being dated 22.04.2015 registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, C.D. Volume No. 14, pages from 28 to 44, Being no. 02904 for the year 2015 wherein one Susanta Mukherjee gifted unto and in favour of M/s. Everlike Suppliers Private Limited in respect of undivided 4 Chittaks land at Municipal Premises No. 28C, Mahim Halder Street, Kolkata- 700 026.
16. By virtue of a registered Deed of Gift being dated 22.04.2015 registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, C.D. Volume No. 14, pages from 1 to 18, Being no. 02903 for the year 2015 wherein M/s. Everlike Suppliers Private Limited gifted unto and in favour of one Susanta Mukherjee in respect of undivided 4 Chittaks land at Municipal Premises No. 28B, Mahim Halder Street, Kolkata- 700 026

  
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Advocate

Alipore Judges Court

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17. Thus the present owners namely Everlike Supplies Pvt. Ltd. And Susanta Mukherje became the absolute joint owners of the aforesaid property by mutating their names in the record of the Kolkata Municipal Corporation and paying the rates and taxes regularly to the Authority Concerned.

### **PAPER EXAMINED**

1. The different deeds in connection with the aforesaid property along with the Kolkata Municipal Corporation. Mutation and Tax receipts along with other relevant papers and documents of the said property.
2. Search report having searched in the office of the Registrar of Assurances-I at Kolkata, A.D.S.R. Alipore and D.S.R.-I at Alipore during the period from **1986 to 2017** 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 owners and also examined the Xerox copy of the Records, Tax receipts and also the Mutation Certificate in the name of the present owner.

### **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 owners are the full and absolute joint owners 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 owners are the absolute bonafide joint owners of the land and Property and has got good clear marketable title and the said property is free from all encumbrances.

**Search Receipts are enclosed herewith.**

  
BIMAL CH. LAHIRI, M.A., LL.B.  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No. - WB/298/89

No. REGN Y - 011338

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 55238.

Date of application..... 22/11/17

Search for the year(s)..... 1986 - 2017

Name of office to which the record to be searched or inspected relates..... D.D. & A.C. Post 28 B Mukim Haldar Street

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

6. Nature of document..... B Kalyan

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

8. From whom received..... G. Mondal

9. Fees paid under Article—  
F (1) (i) 60/-

F (1) (ii)

F (2)

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



No. REC'D Y  
011338

Receipt for Fees (Exposited for Search or Inspection)

ordered by U.S. RIA. D.S.R. ...  
of

in searching from

28 Park Hotel  
New York City

Handwritten signature and scribbles

ordered by U.S. RIA. D.S.R. ...  
of

in searching from

Handwritten signature and scribbles