

Santanu Sanyal

(Advocate)

ALIPORE POLICE & CIVIL COURT,
KOLKATA-700027.

{SEARCH REPORT ONLY}

Residence

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

Date 30.08.2024

**NON- ENCUMBRANCES CERTIFICATE AND DETAILED
REPORT ON TITLE**

Ref:

ALL THAT piece and parcel of land measuring about 24 cottahs 3 chittacks 19 square feet lying and situates at Mouza Chandanpukur, J.L. No. 2, Re Sa No. 15, Touzi No. 340, 108, 182, C.S. Khatian No. 627, R.S. Khatian No. 1280 corresponding to L.R. Khatian No. 4103, 4121, 4108, 4102, 4101, 4103, 4092, R.S. Dag No. 1233 corresponding to L.R. Dag No. 1233, A.D.S.R. Barrackpore, being Holding No. 16 (6/1), J.R.R. Road, at present Ward No. 2, under Barrackpore Municipality, Kalinibas, P.O. Nona Chandanpukur, P.S. Titagarh, Kolkata-700102, Dist North 24-Parganas.

Present Owners :- The recorded Owners of the said Property: **1. SRI ABHIJIT AGARWAL**, son of Late Om Prakash Agarwal, **2. SMT TARA DEBI AGARWAL**, wife of Om Prakash Agarwal and daughter of Late Paliram Agarwal, No. 1 and 2 are residing at AB-131, Sector -I, Salt Lake City, Hari Bus Stop, P.S. Bidhannagar North, P.O. Bidhannagar, Kolkata- 700064, **3. SRI BISWANATH DEB**, son of Sri Sukhen Deb, residing at 41/B, Kaliaibas Main Road, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24 Parganas, Kolkata- 700122, **4. SMT SOMA DEB**, wife of Sri Biswanath Deb, residing at 1240 Rajdanga Main Road, P.S. Kasba, P.O.- E.K.T Kolkata- 700107, **5. SRI RAHUL JAISWAL**, **6. SRI RAUNAK JAISWAL**, both are sons of Sri Govind Shaw, both are residing at 8, Ghoshpara Road, P.O. Barrackpore, P.S. Titagarh, District North 24 Parganas, Kolkata- 700120.

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We have caused necessary search in the registry Office D.S.R. Barasat, North 24-Parganas, A.D.S.R. Barrackpore and A.R.A. Kolkata for the period from 2008 to 2024 and have inspected the relevant documents in respect of the aforesaid property.

My report is as follows:-

In course of search We found no entry adverse entry within the said period of search as per available records of the above-mentioned registration offices are concerned.

One Ramgopal Siddhanta was the owner in respect of a plot of land measuring about 0.99 satak equivalent to 3 Bighas or a little more or less lying and situates at Mouza: Chandanpukur, C.S. Khatain No. 627, C.S Dag No. 1232, 1233, 1234, 1235, J.L. No. 2, Re Sa No. 15, Touzi Nos. 340, 108 and 182, corresponding to R.S. Dag No. 1232, 1233 and 1235, R.S. Khatain No. 1280, A.D.S.R. Barrackpore, within the then ward No. 1 at present ward No. 2, under Barrackpore Municipality, P.S. Titagarh, District North 24 Parganas.

One Maheswar Mukhopadhyay was the owner and Dakhalkar Basat Proja in respect of the aforesaid plot of land and after his demise the aforesaid land was inherited by his wife Sova Rani Debi and two sons Bireswar Mukhopadhaya and Dilip Kumar Mukhopadhaya as his only legal heirs and successors.

In R.S. Record of Rights the aforesaid. 99 satak of land has been recorded in two parts i.e. 62 satak of land was recorded in R S Dag No. 1232, 1233 and 1235 under Khatian No. 1280 and the rest land i.e, 37 Satak was recorded in R S Dag No. 1234, under Khatian No 1281 in the name of aforesaid Sova Rani Debi, Bireswar Mukhopadhaya and Dilip Kumar Mukhopadhaya.

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One Makhanlal Dasgupta for his own use and occupation purchased the aforesaid. 99 satak of land vide a registered Deed of Sale being Deed No 4673 dated 25.04.1956 registered at ADSR, Barrackpore, from Sova Rani Debi & Others on payment of valuable consideration, although due to certain bonafide reason the Said Deeb No 4673 was registered in the name of his elder brother Akshay Kumar Dasgupta and said Akshay Kumar Dasgupta was benamder in respect of the said 99 satak of land.

The aforesaid transfer was simply a benami transaction in the name of Akshay Kumar Dasgupta and the consideration amount was paid by Makhanlal Dasgupta and accordingly by dint of execution of a deed of release on 07/06/1963 registered at ADSR, Barrackpore, being Deed no 3125 the Aforesaid Akshay Kumar Dasgupta transferred the aforesaid land in favour of Makhanlal Dasgupta and since then Makhanlal Dasgupta had been possessing the aforesaid land by way of exercising his absolute right, title and interest over the said landed property.

The aforesaid Makhanlal Dasgupta due to urgent need of money declared o transfer a piece of a danga land measuring about 3 cottahs out of the aforesaid 0.99 sattak of land lying and situates at Mouza: Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi Nos. 340, 108 and 182, appertaining to R.S dag No. 1233, under R.S Khatian No. 1280, Modified R.S Khatian No. 752, A.D.S.R Barrackpore, being Municipal Holding No. 179(103), J.R. R Road, Kalianibas, within the then ward No.1, at present ward No. 2 under Barrackpore Municipality, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24 parganas and on hearing such offer the vendor abovenamed, Asit Kumar Sarkar by dint of a registered at the office of the A.D.S.R,

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Barrackpore, recorded in Book No. 1, Volume No. 12, appeared at pages 126 to 129 being No. 374, registered at A.D.S.R Barrackpore on 31.01.1973 purchased aforesaid 3 cottahs of land on payment of valaubale consideration from Makhanlal Dasgupta and since purchase the vdnor abovenamed has been in exclusive possession and enjoyment of the said land after raising certain kacha structures thereon measuring about 100 sq ft more or less and the vendor duly mutated his name with the local Barrackpore Municipality and before other statutory body.

The aforesaid Asit Kumar Sarkar became the absolute owner in respect of a land measuring about 3 cottahs with tile shaded pucca structure measuring about 100 sq ft lying and situates at Mouza Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi Nos. 340, 108 and 182, appertaining to R.S dag No. 1233, under R.S Khatian No. 1280, Modified R.S Khatian No. 752, A.D.S.R Barrackpore, being Municipal Holding No. 179(103), J.R. R Road, Kalianibas, within the then ward No.1, at present ward No. 2 under Barrackpore Municipality, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24 Parganas.

Due to urgent need of money the aforesaid Asit Kumar Sarkar by way of executing a registered Deed of Sale transferred the same in favour of 1. Biswanath Deb, son of Sri Sukhen Deb, 2, Sri Rahul Jaiswal, son of Sri Govind Shaw, and 3. Sri Om Prakash Agarwal, son of Late Jagadish Prasad Agarwal, on receipt of valuable consideration and the aid Deed was registered at A.D.S.R Barrackpore, registered in Book NO. I, C.D Volume No. 1505-2016, appeared at pages 75391 to 75414, being Deed No. 150502879 on 17.06.2016.

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Since purchase the aforesaid Sri Biswanath Deb, Sri Rahul Jaiswal and Sri Om Prakash Agarwal used to have been enjoying the said property by way of exercising their absolute right, title and interest therein.

Unfortunately the aforesaid Om Prakash Agarwal died on 07.04.2018 leaving behind him his wife Smt Tara Debi Agarwal and one son Sri Abhijit Agarwal and one daughter namely Anamika Bajaj (Nee Agarwal) and thus 1 /3rd share of the aforesaid property have been devolved upon the legal heirs of- Late Om Prakash Agarwal.

Smt Tara Debi Agarwal, wife of Late Om Prakash Agarwal and Smt Anamika Bajaj, wife of Sri Sanjib Bajaj and daughter of late Om Prakash Agarwal out of love and affection transferred their respective shares in respect of the aforesaid property in favour of Abhijit Agarwal by way of executing a Registered Deed of Gift which was registered at A.D.S.R Barrackpore on 05th day of September, 2018. Thus Sri Abhijit Agarwal became a co-sharer of the aforesaid property having 1 /3rd equal share therein.

One Ramgopal Siddhanta was the owner in respect of a plot of land measuring about 0.99 satak equivalent to 3 Bighas or a little more or less lying and situates at Mouza: Chandanpukur, C.S. Khatain No. 627, C.S Dag No. 1232, 1233, 1234, 1235, J.L. No. 2, Re Sa No. 15. Touzi Nos. 340, 108 and 182, corresponding to R.S. Dag No. 1232, 1233 and 1235, R.S. Khatain No. 1280, A.D.S.R. Barrackpore, within the then ward No. 1 at present ward No. 2, under Barrackpore Municipality, P.S. Titagarh, District North 24-Parganas.

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One Maheswar Mukhopadhyav was the owner and Dakhalkar Basat Proja in respect of the aforesaid plot of land and after his demise the aforesaid land was inherited by his wife Sova Rani Debi and two sons Bireswar Mukhopadhaya and Dilip Kumar Mukhopadhaya as his only legal heirs and successors.

In R.S. Record of Rights the aforesaid. 99 satak of land has been recorded in two parts i.e. 62 satak of land was recorded in R S Dag No. 1232, 1233 and 1235 under Khatian No. 1280 and the rest land i.e, 37 Satak was recorded in R S Dag No. 1234, under Khatian No 1281 in the name of aforesaid. Sova Rani Debi, Bireswar Mukhopadhya and Dilip Kumar Mukhopadhya.

One Makhanlal Dasgupta for his own use and occupation purchased the aforesaid. 99 satak of land vide a registered Deed of Sale being Deed No 4673 dated 25.04.1956 registered at A.D.S.R, Barrackpore, from Sova Rani Debi & Others on payment of valuable consideration, although due to certain bonafide reason the Said Deed No 4673 was registered in the name of his elder brother Akshay Kumar Dasgupta and said Akshay Kumar Dasgupta was benamder in respect of the said 99 satak of land.

As the aforesaid transfer was simply a benami transaction in the name of Akshay Kumar Dasgupta and the consideration amount was paid by Makhanlal Dasgupta and accordingly by dint of execution of a deed of release on 07/06/1963 registered at A.D.S.R, Barrackpore, being Deed no 3125 the Aforesaid Akshay Kumar Dasgupta transferred the aforesaid land in favour of Makhanlal Dasgupta and since then Makhanlal Dasgupta had been possessing the aforesaid land by way of exercising his absolute right, title and interest over the said landed property.

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The aforesaid Makhanlal Dasgupta, the predecessor-in-interest of the present vendor due to certain bonafide reasons, transferred a substantial portion of the aforesaid properties to different purchasers and kept under his possession a danga land measuring about 21 cottahs 5 chittaks, but in physical measurement 21 cottahs 3 chittaks 19 sq ft lying and situates in Mouza Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi No. 340, 108, 182, C.S Khatian No. 627, R.S. Khatian No. 1280 corresponding to R.S. Dag No. 1233, A.D.S.R. Barrackpore, at present ward No. 2 under Barrackpore Municipality, Kalianibas, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24 parganas, Kolkata- 700122.

The aforesaid Makhanlal Dasgupta died on 03.05.1986 leaving behind him 3 sons namely Alok Dasgupta, since deceased, Sri Swapan Kumar Dasgupta and Sri Tapas Dasgupta, the vendor herein and four daughters namely, Smt Chitralekha Dasgupta, Smt Anjana Gupta (nee Dasgupta), Smt Patralekha Sengupta (nee Dasgupta), Smt Apale Sen (nee Dasgupta). Thus the entire estate left by deceased Makhanlal Dasgupta have been devolved upon his three sons and four daughters each having 1 / 7th equal share therein.

One of the son of Late Makhanlal Dasgupta, Alok Dasgupta died on 25.07.2007 being unmarried and accordingly his estate have been devolved upon his brothers and sisters as mentioned above.

Out of love and affection, the aforesaid Swapan Kumar Dasgupta, Smt Chitralekha Dasgupta, Smt Anjana Gupta (nee Dasgupta), Smt Patralekha Sengupta (nee Dasgupta) and Smt Apale Sen (nee Dasgupta) transferred their

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undivided 5/6th share in respect of the aforesaid property in favour of their own full blooded brother Sri Tapas Dasgupta by executing a Registered Deed of Gift and the said Deed was registered in Book No. I, C.D. Volume NO. 23, appeared at pages 1624 to 1643, being No. 07142 on 11.07.2013 and the same was registered at A.D.S.R. Barrackpore. Thus Sri Tapas Dasgupta acquired 1 /6th undivided share by way of inheritance and 5/6* share on the strength of aforesaid Deed of Gift in respect of the aforesaid property i.e. a danga land measuring about 21 cottahs 5 chittaks, but in physical measurement 21 cottahs 3 chittaks 19 sq ft lying and situates in Mouza Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi No. 340, 108, 182, C.S Khatian No. 627, R.S. Khatian No. 1280 corresponding to R.S. Dag No. 1233, A.D.S.R. Barrackpore, at present ward No. 2 under Barrackpore Municipality, Kalianibas, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24-Parganas, Kolkata- 700122.

Due to urgent need of money, aforesaid Tapas Dasgupta transferred the danga land measuring about 21 cottahs 5 chittaks, but in physical measurement 21 cottahs 3 chittaks 19 sq ft lying and situates in Mouza Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi No. 340, 108, 182, C.S Khatian No. 627, R.S. Khatian No. 1280 corresponding to R.S. Dag No. 1233, A.D.S.R. Barrackpore, at present Ward No. 2 under Barrackpore Municipality, Kalianibas, P.O. Nona Chandanpukur, P.S. Titagarh, District North 24-Parganas, Kolkata- 700122 in favour of the present party of the first part on the strength of a registered Deed of Sale and the same was registered in Book No. I, C.D. Volume No. 1505-2019, appeared at pages 141576 to 141611 being No. 150504794 on 30.09.2019.

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1. Sri Abhijit Agarwal, 2. Smt Tara Debi Agarwal, 3. Sri Biswanath Deb, 4. Smt Soma Deb, 5. Sri Rahul Jaiswal, 6. Sri Raunak Jaiswal, jointly have become the owner in respect of a land measuring about 3 cottahs vide Deed No. 150502879 registered on 17.06.2016 and on the strength of aforesaid Deed being No. 150504794 dated 30.11.2019 have acquired 21 cottahs 3 chittaks 19 sq ft. Thus the party of the first part has jointly become owners in respect of 24 cottahs 3 chittaks 19 sq ft of land.

The aforesaid owners for the better use and enjoyment duly amalgamated both the properties before the concerned Authority or Authorities and its Holding Number has become 15(6/1). Kalianibas South, Barrackpore, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24 parganas, Kolkata-700122, West Bengal, lying and situates at Mouza Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi No. 340, 108, 182, C.S Khatian No. 627, R.S. Khatian No. 1280 corresponding to L.R Khatian No. 4103, 4121, 4108, 4102, 4101, 4103, 4092, R.S. Dag No. 1233 corresponding to L.R Dag No:- 1233, A.D.S.R. Barrackpore, at present ward No. 2 under Barrackpore Municipality, Kalianibas, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24, Parganas, Kolkata- 700122.

1. Sri Abhijit Agarwal, 2. Smt Tara Debi Agarwal, 3. Sri Biswanath Deb, 4. Smt Soma Deb, 5. Sri Rahul Jaiswal, 6. Sri Raunak Jaiswal, became the absolute owner in respect of a land measuring about 24 cottahs 3 chittaks 19 sq ft lying and situates at Mouza Chandan Pukur, J.L. No. 2, Re Sa No. 15, Touzi No. 340, 108, 182, C.S Khatian No. 627, R.S. Khatian No. 1280 corresponding to L.R Khatian No. 4103, 4121, 4108, 4102, 4101, 4103, 4092, R.S. Dag No. 1233 corresponding to L.R Dag No:- 1233, A.D.S.R.

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Barrackpore, at present ward No. 2 under Barrackpore Municipality, Kalianibas, P.O. Nona Chandan Pukur, P.S. Titagarh, District North 24 Parganas, Kolkata-700122 and has been exercising their right, title and interest therein in respect of the property.

1. Sri Abhijit Agarwal, 2. Smt Tara Debi Agarwal, 3. Sri Biswanath Deb, . Smt Soma Deb, 5. Sri Rahul Jaiswal, 6. Sri Raunak Jaiswal, intends to construct a new building.

The said Owners and AAKRITI INFRACON entered into an Development Agreement dated 23.03.2021 for the Development and construction of a New building on the said property on terms and conditions stated in the said Development Agreement, which was registered in the Office of the A.D.S.R. Barrackpore, recorded in Book No. I, Volume No. 1505-2021, Pages from 74065 to 74124, Being No. 150501849 for the year 2021 and also a Development Power of Attorney dated 23.03.2021, which was registered in the Office of the A.D.S.R. Barrackpore, North 24-Parganas, recorded in Book No. I, Volume No. 1505-2021, Pages from 74537 to 74574, Being No. 150501852 for the year 2021.

By a Revocation of the Development Agreement dated 22nd day of September, 2023, which was registered in the Office of the A.D.S.R. Barrackpore, North 24-Parganas, recorded in Book No. I, Volume No. 1505-2023, Pages from 137248 to 137269, Being No. 150505155 for the year 2023.

By a Revocation of Power of Attorney dated 22nd day of September, 2023, which was registered in the Office of the A.D.S.R. Barrackpore, North 24-Parganas, recorded in Book No. I, Volume No. 1505-2023, Pages from 2788 to 2805, Being No. 150500162 for the year 2023.

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The said 1. Sri Abhijit Agarwal, 2. Smt Tara Debi Agarwal, 3. Sri Biswanath Deb, 4. Smt Soma Deb, 5. Sri Rahul Jaiswal, 6. Sri Raunak Jaiswal and AAKRITI INFRACON also a registered Development Agreement dated 9th day of December, 2023 for the Development and construction of proposed Multi storied building on the said property on terms and conditions stated in the said Development Agreement, which was registered in the Office of the A.R.A.-I, Kolkata, recorded in Book No. I, Volume No. 1901-2023, Pages from 425875 to 425941, Being No. 190110157 for the year 2023 and also a Development Power of Attorney dated 14th day of December, 2023, which was registered in the Office of the A.D.S.R. Barrackpore, North 24-Parganas, recorded in Book No. I, Volume No. 1901-2023, Pages from 434157 to 434196, Being No. 190110303 for the year 2023.

We hereby certify that the above mentioned land measuring 24 cottahs 3 chittacks 19 square feet be the same a little more or less of 1. Sri Abhijit Agarwal, 2. Smt Tara Debi Agarwal, 3. Sri Biswanath Deb, 4. Smt Soma Deb, 5. Sri Rahul Jaiswal, 6. Sri Raunak Jaiswal is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolute clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban land (Ceiling and Regulation) Act, 1976 and the same is not under any claim the KMDA (CMDA) and KIT (CIT) and any authority and is fit for equitable mortgage.

The receipts for the relevant searchers enclosed herewith.

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