

Dated: 05.04.2023

TO WHOM IT MAY CONCERN

Re: Bastu Land measuring an area of **2 (Two) Bighas and 3 (Three) Cottahs** more or less togetherwith about 100 years old partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings measuring total area of 10000 Sq. Ft. a little more or less, having cemented floor togetherwith the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area situate lying at and being formerly Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta at present K.M.C. Premises No. 33, B.B. Ganguly Street, under Kolkata Municipal Corporation Ward No. 046, P.S. - Bow Bazar, Kolkata- 700 012 as owners under Assessee No. 110460400302.

On perusal of the available deeds and documents as also available records, I came to understand that an indenture of conveyance made in the year 1936, registered in the Registrar of Assurances, Calcutta one Karamchand Lalchand, son of Lalchand purchased from one Mussammat Meher Nigar Banu, wife of Bashir Ahmed ALL THAT partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings togetherwith the piece or parcel of

Bankim Sarkar
Advocate
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revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta, hereinafter referred to as the "said Property" and morefully described in the schedule thereunder written.

In the event of thus happened said Karamchand Lalchand while thus seized, possessed and sufficiently entitled to as absolute sole owner in respect of said property, being ALL THAT partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings togetherwith the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta made an Indenture dated 15.09.1953, duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 85, Pages from 234 to 239, being No. 3444 for the year 1953, wherein said Karamchand Lalchand was mentioned as Settlor and Amritlal Karamchand Shah and Rasiklal Karamchand Shah therein alongwith their brother Gulabchand Karamchand were mentioned as Trustees. In the said Indenture dated 15.09.1953 it was mentioned that each of the trustees

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alongwith said Gulabchand Karamchand having a vested right or interest in 1/3rd share in the said property subject to discharging the obligations as regards creating fund to the extent of Rs. 25, 000/- (Rupees Twenty Five Thousands) only for the marriage of the two unmarried daughters of Karamchand Lanlchand and sisters of Amritlal Karamchand Shah and Rasiklal Karamchand Shah and Gulabchand Karamchand, namely Krishna Kumari and Malati and also divide the residual income in four equal share, in which one share of income would have the wife of said Karamchand Lalchand and mother of the Amritlal Karamchand Shah and Rasiklal Karamchand Shah and Gulabchand Karamchand namely Gulab Bai for her natural life in lieu of maintenance.

Accordingly as per the said conditions as mentioned in the said Indenture dated 15.09.1953 the Amritlal Karamchand Shah and Rasiklal Karamchand Shah along with said Gulabchand Karamchand discharged their obligations as regards to create fund for marriage of their two unmarried sisters and their said two sisters had been married long ago. Furthermore their mother namely Gulab Bai alias Gulabbai Karamchand Shah also died on 23.10.1991 and thereupon the conditions of the said Trust had been fulfilled and/or ceased to exist. So the Amritlal Karamchand Shah, Rasiklal Karamchand Shah and their brother Gulabchand Karamchand, became absolute joint owners of the said property. It is clarified that after expiry of death of one of the Freedom Fighter namely Bipin Behari Ganguly the name of the said Bow Bazar Street had been renamed as Bipin Behari Ganguly Street

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by the then Government. So the name of the premises became 33, B.B. Ganguly Street.

Upon consideration of deeds and possession the names of Said Amritlal Karamchand, Rashiklal Karamchand, and Gulabchand Karamchand have already been mutated by the concerned authority of Kolkata Municipal Corporation as owners in respect of ALL THAT Bastu Land measuring an area of **2 (Two) Bighas and 3 (Three) Cottahs** more or less togetherwith about 100 years old partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings measuring total area of 10000 Sq. Ft. a little more or less, having cemented floor togetherwith the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area situate lying at and being formerly Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta at present K.M.C. Premises No. 33, B.B. Ganguly Street, under Kolkata Municipal Corporation Ward No. 046, P.S. - Bow Bazar, Kolkata- 700 012 as owners under Assessee No. 110460400302.

I have caused search in the Office of A.R.A.- I, II, III, IV, Kolkata, in respect of Index- II from the year of 2002 onwards and from the available records I could not find any entry either for transferring and/or for mortgaging the above property in favour of other party.

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I have also caused search through manually in the Office of A.R.A.- I, II, Kolkata in respect of Index- II from the year of 1953 to 2001 from the available records I could not find any entry except the Indenture dated 15.09.1953, duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 85, Pages from 234 to 239, being No. 3444 for the year 1953.

For the aforesaid searches and on the basis of the available records and information it is certified that the said Amritlal Karamchand Shah, Rasiklal Karamchand Shah and Gulabchand Karamchand are true owners of above property and also possessed by them, which is free from all encumbrances.

Submitted by
Bankim Sarkar
Advocate. *S/A/2*

Enclo:

1. Copies of searching information's supplied by the Office of A.R.A-I, II, III and IV for the period of 2002 to onwards.
2. Copies of the information's in respect of INDEX-II for period of 1953 to 2001.
3. Assessee information under Assessee No. 110460400302.

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Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-03-2023

Serial No of Application	1901007072/2023	Search No	1901007072/2023
Search for the Years	From 2019 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: Kolkata, PS: Bowbazar, , Premises: 33, Road: Bipin Bihari Ganguly Street		
From whom Received	B Sarkar		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-03-2023

Serial No of Application	1902007117/2023	Search No	1902007117/2023
Search for the Years	From 2002 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: Kolkata, PS: Bowbazar, , Premises: 33, Road: Bipin Bihari Ganguly Street		
From whom Received	B Sarkar		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	21 /-

Search Result: No Record Found

(Mr Satyajit Biswas)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-03-2023

Serial No of Application 1903005798/2023 Search No 1903005798/2023
Search for the Years From 2019 To 2023 Record Available From 01/01/1900 onwards
Property to be Searched District: Kolkata, PS: Bowbazar, , Premises: 33, Road: Bipin Bihari Ganguly Street
From whom Received B Sarkar
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result: No Record Found

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 15-03-2023

Serial No of Application	1904005485/2023	Search No	1904005485/2023
Search for the Years	From 2019 To 2023	Record Available	From 29/08/2015 onwards
Property to be Searched	District: Kolkata, PS: Bowbazar, , Premises: 33, Road: Bipin Bihari Ganguly Street		
From whom Received	B Sarkar		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



Form No. 1557

[New Rule Form No. 20 (Appendix)-1]

No. REGN O 543174

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application.....

Date.....

Received from.....

Account of copy of Deed No.....

Registered in Book No.....

Page No..... Page.....

The year-

Office.....

Copying fee under Article.....

G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets.....

Registrar of.....

W.A. Kolkata -

Premises No - 33 Bowbazar st.
P.S - Bowbazar.

1953 - 33 Bowbazar st.
Area - 2 B 3 K. M on L.
Settlement - 3444-85
234 - 239

[New Rule Form No. 20 (Appendix)-I]

19. **pt for Fees for Copy under Application for Inspection**

Dated

18825

13 13 23

B. Sanku

7

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Page.

For the year—

1954-01

..office.

32

33 R. B. Gough
S. B. 122-2

OS Bowbush

Stamp paper (value).

Stamp paper (value).....

Cartridge paper..... sheets 1

.sheets.

3 v 1

Registrar of.

SPL/Kolkata-56

1.92.1

1970

A. Kolkata

Premises No. - 33 B. B. Ganguly Road, P.S. Boro Bazar

1954 - nil

1955 - nil

1956 - Town

1957 - nil

1958 - nil

1959 - nil

1960 - page full Town

1961 - Town

1962 - nil

1963 - Town

1964 - P.T. 191 up to 100 Vol. 7

1965 - nil

1966 - Town

1967 - nil

1968 - Town

1969 - Town

1970 - Town

1971 - nil

1972 - nil

1973 - nil

1974 - Town

1975 - Town

1976 - nil

1977 - nil

1978 - nil

1979 - nil

1980 - nil

1981 - nil
1982 - nil
1983 - nil
1984 - nil
1985 - nil
1986 - nil
1987 - nil
1988 - nil
1989 - nil
1990 - nil
1991 - nil
1992 - nil
1993 - nil
1994 - nil
1995 - nil
1996 - nil
1997 - nil
1998 - nil
1999 - nil P.T.
2000 - nil P.T.
2001 - nil P.T.



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
6	046	04	33	BEPIN BEHARY GANGULY STREET	NO	NO	110460400302	0000

No. of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	OFFICE & LAND											4/2016		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : SRI NIRMAL GULABCHAND SHAH, SRI AMRITLAL KARAMCHAND, SRI RASHIK LAL KARAMCHAND Address : 33, BEPIN BEHARY GANGULY STREET, KOLKATA,	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
15010		35	05/03/2012	1997-07-01 00:00:00.0	1313.38	0	1313.38
17660		39.4	05/03/2012	2003-07-01 00:00:00.0	1739.51	0	1739.51
21190		40	19/09/2016	2009-07-01 00:00:00.0	2119	0	2119
23310		40	22/09/2022	2017-01-01 00:00:00.0	2331	0	2331

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Remarks (22)
18.76			50	656.69	1989	99.45	1890				ARV
22.06			50	869.76	2632	131.6	2500				ARV
26.49			50	1059.5	3205	160.25	3045				ARV
29.14			50	1165.5	3526	176.3	3350				ARV

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.