NISHANT KR. SARAF ADVOCATES



8, Old Post Office Street, 2nd Floor, Kolkata - 700 001 Telefax : 033-22623384 22 : 9830235574, 9163404745 e-mail : nishantsaraf1976@gmail.com nishantkumarsarafadvocates@gmail.com

Dated: 12.08.2017

REPORT ON TITLE

Ref:

Title investigation in respect of Municipal Premises No 977, Motilal Gupta Road, Police Station Behala, at present Haridevpur, Kolkata 700 082, Being Assessee No. 41-122-0814481, within the limits of Kolkata Municipal Corporation, under Ward No. 122, under Mouza Saiyedpur, District 24 Parganas South, comprises in J.L. No. 12, R.S. No.193, Tauzi No. 23, R.S. Dag Nos. 51 and 52, R.S. Khatian No. 320.

Report on Title in respect of the Said Premises brief particulars whereof are given in the description of properties hereunder written.

Name of the Title Holder/Owner:

M/s. Aparna Mechanicals P. Ltd.

Description of the Property:

All That the Municipal Premises No 977, Motilal Gupta Road, Police Station Behala, at present Haridevpur, Kolkata 700 082, Being Assessee No. 41-122-0814481, within the limits of Kolkata Municipal Corporation, under Ward No. 122, under Mouza Saiyedpur, District 24 Parganas South, comprises in J.L. No. 12, R.S. No.193, Tauzi No. 23, R.S. Dag Nos. 51 and 52, R.S. Khatian No. 320, together with 2 storied old dilapidated **TOGETHER WITH** all yards, areas, sewers, drains water, water courses paths, passages, rights, liberties, privileges easements, appendages, and appurtenances, whatsoever thereunto belonging or in anywise appertaining thereto.

Documents Supplied:

- A. Xerox copy of registered Deed of Partition dated 04.04.1937, registered on 04.06.1937 registered before the Sub Registrar Behala and recorded in Book No. I, Volume No. 15, Pages 181 to 195, Being No. 1069 for the year 1937.
- B. Xerox copy of registered Deed of Settlement dated 24.02.1976 registered on 30.04.1976, registered before the Sub Registrar Behala, recorded in Book No. I, Volume 23, Pages 192 to 203, Being No 1153 for the year 1976.
- C. Xerox copy of registered deed of Conveyance dated 11.09.1998, registered before the Additional District Sub Registrar Behala, 24 Parganas (S) and recorded in Book No. I, Volume No. 37, Pages 319 to 333, Being No. 1344, for the year 1999.
- D. Xerox copy of Tax Receipt issued by the Kolkata Municipal Corporation.



E. Xerox copy of R.S. Parcha.

F. Xerox copy of L.R. Parcha.

We have carefully and thoroughly gone through Xerox copies of the abovementioned documents and whereas the Owner being seized and possessed and/or owned the above Said Premises.

This is to certify that the search has been caused in Index-II and volumes in the records of the Registrar of Assurances, Kolkata, District Registrar Alipore And Sub Registrar Behala from the year 1998 to 04/08/17 in respect of the Said Premises by our searcher.

And also search was caused in Index-I and volumes in the records of the Registrar of Assurances, Kolkata, District Registrar Alipore And Sub Registrar Behala from the year 2006 to 04/08/17 in the name of **M/s. Aparna Mechanicals P. Ltd**. in respect of the Said Premises by our searcher.

During the period of search in respect of Said Premises no adverse entries has been found as per records available in the office of the Registrar of Assurances, Calcutta, District Registrar Alipore And Sub Registrar Behala.

We have also caused search in Civil Courts having jurisdiction for the year 2006 to 29/07/17, in respect of the Said Premises and we have not fount that there is any litigation pending and/or disposed of in respect of the Said Premises.

We have officially applied before **The State Public Information Officer** (the 1st Land Acquisition Collector, Kolkata) Under Section 6 of the "**The Right To Information Act**, **2005**" however we have not yet get any official information from the said authority, as soon as we get the same we will forward to you.

We have officially applied before **The State Public Information Officer** (Kolkata Metropolitan Development Authority) Under Section 6 of the **"The Right To Information Act, 2005"** and it is reported that "Not effected in any KMDA Project".

We also obtain Dager Tathya of R.S. Dag Nos. 51 and 52 from the concern B.L. & L.R.O.

On careful inspection of the record available, papers in Xerox it is found that the present owner is **M/s. Aparna Mechanicals P. Ltd.**, of the Said Premises **TOGETHER WITH** all yards, areas, sewers, drains water, water courses paths, passages, rights, lights, liberties, privileges easements, appendages, and appurtenances, whatsoever thereunto belonging or in anywise appertaining thereto.



As the records were available in the above said offices hath not found any adverse entry of the above Said Premises.

From the above observation and from the search made in we doth hereby certify that the right, title and interest of the Title holder/owner in respect of the Said Premises is free from all encumbrances and **M/s. Aparna Mechanicals P. Ltd.** has good and marketable title without any encumbrances in the Said Premises.

Jamjay Monda Advocate Sarafa 2nd Floor elkata-700-08

Post Office

Encl:

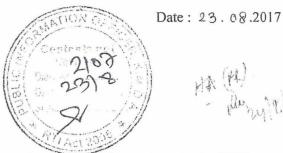
- 1) Search Receipts.
- 2) Field Note of Search
- 3) Court Search report
- 4) L. A. Application
- 5) KMDA Application & report.



KOLKATA METROPOLITON DEVELOPMENT AUTHORITY Unnayan Bhavan Bidhan Nagar, Kolkata-700 091

No. 899 /KMDA/EU/LAM-792(Pt.)

- From : The Joint Secretary, Estate Unit(LA), KMDA.
- To : The Public Information Officer, K. M. D. A.



Sub : Information under RTI Act.2005. Ref : No.1618 /KMDA/PR-416/1/06(IR-1390) [RTI Case No. 10462 & 10463]

Sir,

With reference to the above the informations are given below as per available office record:

R.S. Dag No.	Mouza	J.L. No.	P.S.	District	Status of land		
51, 52	Saiyedpur	12	Behala (now Haridevpur)	South	Not affected in any KMDA Project		
337, 338 & 339	Sahapur	08	Behala	24 Parganas			

Above report will not be used for any land conversion purpose. The applicant may be asked to contact the L.A. Collector, South 24 Parganas for detailed information.

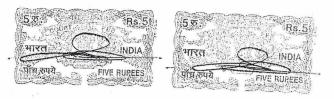
This report may be informed to the applicant.

Yours faithfull 218/2017 Joint Sec Estate Unit(LA) : KMDA

75-NS

Date: July 31, 2017

From: Mr. Tapan Sarkar C/o S.Nath & Co 10+10/1 K.S Roy Road, 2nd Floor mezzanine floor, Kolkata-700001 Mob- 9903856156



To The Public Information Officer,

Kolkata Metropolitan Development Authority, Block-A 3rd Floor, Unnayan Bhavan, Saltlake City, Kolkata-700091

Dear Sir, Re: All That the Piece or Parcel of land lying and situated at Mouja- Salyedpur, J.L No. 12, R.S Dag Nos. 51, 52, under Police Station Behala now Haridevpur, District South 24 Parganas hereinafter refer as "the Said Property":

I request to provide me with the following information under section 6 of the provision of "THE RIGHT TO INFORMATION ACT, 2005".

- 1) Whether the said property or any part thereof belongs to the Kolkata Metropolitan Development Authority? If so, please provide me full details thereof.
- Whether there is any proposed or sanctioned scheme of Development or any scheme or proposal of or alignment of The Kolkata Metropolitan Development Authority concerning the said property or any portion thereof? If so, please provide me full details thereof and also a copy of the said Notification/s. 2)
- Whether the said property has been acquired for or on behalf The Kolkata Metropolitan Development Authority by any Land Acquisition Collector under the Land Acquisition Act, 1894 or The West Bengal Land (Requisition and Acquisition) Act, 1948 or by any other agency under any other statute or law from time to time in force? If 3) so, please provide me full details thereof.

I request you to kindly provide me with the information sought for above at the earliest and oblige.

Your compliance hereof will serve justice to me.

Yours faithfully,

Tapan Santar (Tapan Sarkar)



Premises No.977, Motilal Gupta Road, under Police Station Behala

Index- II Searching

Office	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
R.A. Calcutta	NIL	BNA	NPT	NPT	***	***	***	***	***	***	NCS									
																	i.			
D.R Alipore	NPT	NPGT	NPGT	NPGT	NPGT	***	***	***	***	***	NCS									
								1												
S.R Behala	NIL	NPGT	NPGT	NPGT	NPGT	NPGT	NPT	NPGT	NPGT	NPGT	NCS									

Mouza- Saiyedpur, J.L No. 12, R.s. Dag No. 51, 52, under Police Station Behala

Office	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
R.A. Calcutta	NPT	BNA	NPT	NPT	***	***	***	***	***	***	xx	хх	xx	xx	хх	xx	xx	xx	xx	xx
D.R Alipore	NPGT	NPGT	NPGT	NPGT	NPGT	***	***	***	***	***	xx									
S.R Behala	NPGT	xx																		

Notes

BNA Means Book Not Available

NPT Means Nil Partly Torn

NPGT Means Page Torn

NCS means No entry found in Computer Search

TVNA Means Transfer Volume Not Available

NIL means No entry found

*** means Computer search not done due to error in computer system

Searched by

Somnath Halder, Ayan Debnath

Field note Prepared by

Timir Das

Dated 04/08/2017

*

Premises No.977, Motilal Gupta Road, under Police Station Behala

Index- I Searching

Aparna Mechanicals Pvt. Ltd.

Office	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
						3						
R.A Calcutta	NCS	ET	NCS	NCS	NCS	NCS						
D.R Alipore	NCS											
S.R Behala	NIL	NCS										

Notes

4

NCS means No entry found in Computer Search ET means entry found

Searched by

Somnath Halder, Ayan Debnath

Field note Prepared by

Timir Das

Dated 04/08/2017

Premises No.977, Motilal Gupta Road, under Police Station Behala

List of entry Index-I Searching

Aparna Mechanicals P. Ltd.

*

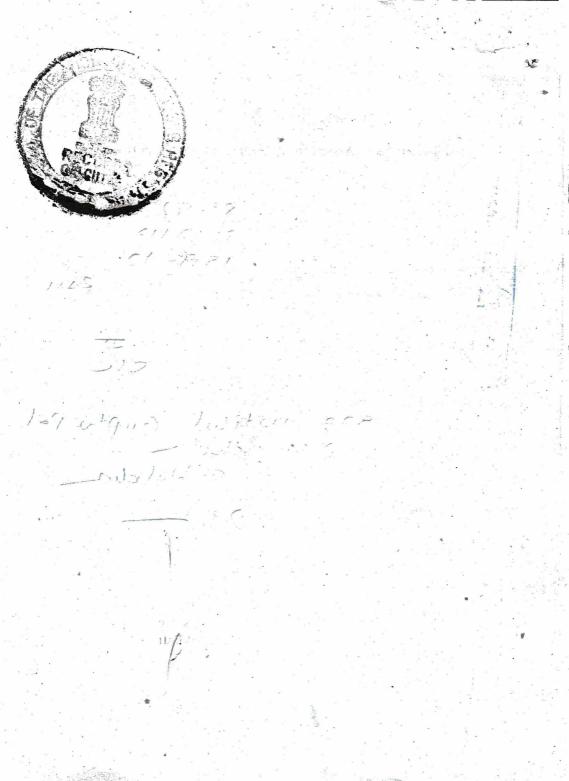
Office	Book	Year	Deed No	Volume	Page	States
R.A.	Ι	2013	2784	6	1562 to 1585	Vendee

[New Rule Form No. 19 (Appendix-I)]

590892

No. REGN X

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1.	Serial Number of application
2.	Date of application
3.	Search for the year(s). $198-12$
4.	Name of office to which the record to be searched or inspected relates
5.	Name of person or property to be searched
6.	Nature of document.
7.	Particulars of record to be inspected (year, number, book, volume and page in the case of
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	PS Behalin
8.	From whom received.
9.	Fees paid under Article—
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S.B	.P., Calcutta-700 015.
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[New Rule Form No. 19 (Appendix-I)]

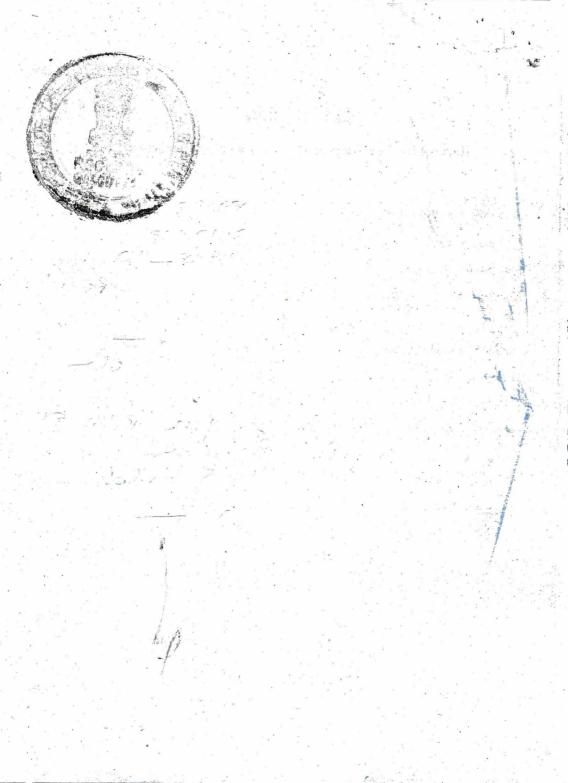
590893

No. REGN X

Receipt for Fees Deposited for Search or Inspection

1.	Serial Number of application
2.	Date of application 31.17.1.12
3.	Search for the year(s). $(288 - 12)$
4.	Name of office to which the record to be searched or inspected relates
5.	Name of person or property to be searched
6.	Nature of document
7.	Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). $25,52$
8.	From whom received.
9.	Fees paid under Article—
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F (1	I) (ii)
F (2	2) Registrar of
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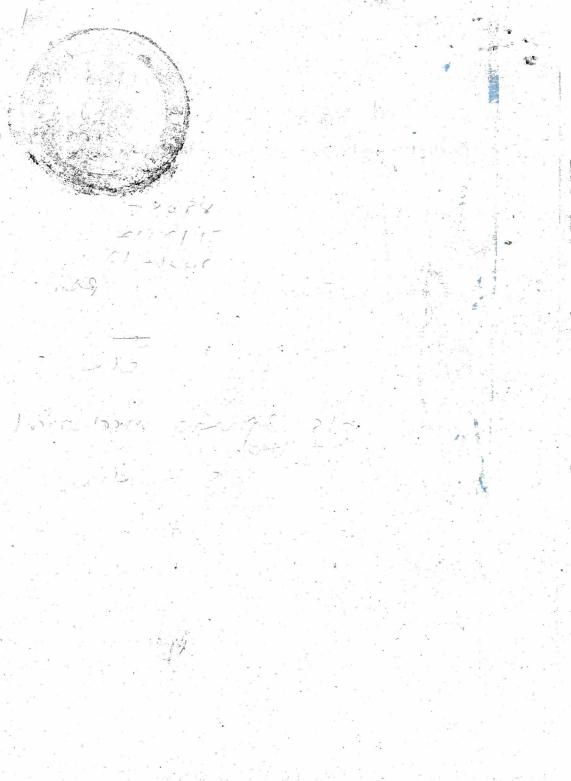
S.B.P., Calcutta-700 015.



[New Rule Form No. 19 (Appendix-I)]

No. REGN X 590895

 Serial Number of application	. 1 d	
 Date of application	1.	
 Search for the year(s). Name of office to which the record to be searched or inspected relates. Name of person or property to be searched. Nature of document. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). Matter of document. From whom received. 	2.	Date of application 31.13.173
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 6. Nature of document. 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). 8. From whom received. 9. Fees paid under Article. F (1) (i) F (1) (ii) F (2) 	4.	
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registered document) h	6.	Nature of document
8. From whom received	7.	Particulars of record to be inspected (year, number, book, volume and page in the case of
8. From whom received. 9. Fees paid under Article— F(1)(i) F(1)(ii) F(2)		registered document). MS Aparna mechanice
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F (1) (ii) F (2)	9.	Fees paid under Article
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[New Rule Form No. 19 (Appendix-I)]

No. REGN X 669211

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2.	Date of application
3.	Search for the year(s). $2998 - 17$
4.	Name of office to which the record to be searched or inspected relates
	DR+Behala
	Name of person or property to be searched
6.	Nature of document. M - Saifedpur
7.	Particulars of record to be inspected (year, number, book, volume and page in the case of
	registered document) Deg 51, 52, P-S-Behala
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8.	From whom received lapus 67 hosh
	Fees paid under Article— 421
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	Registrar of
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[New Rule Form No. 19 (Appendix-1)]

No. REGN X 669212

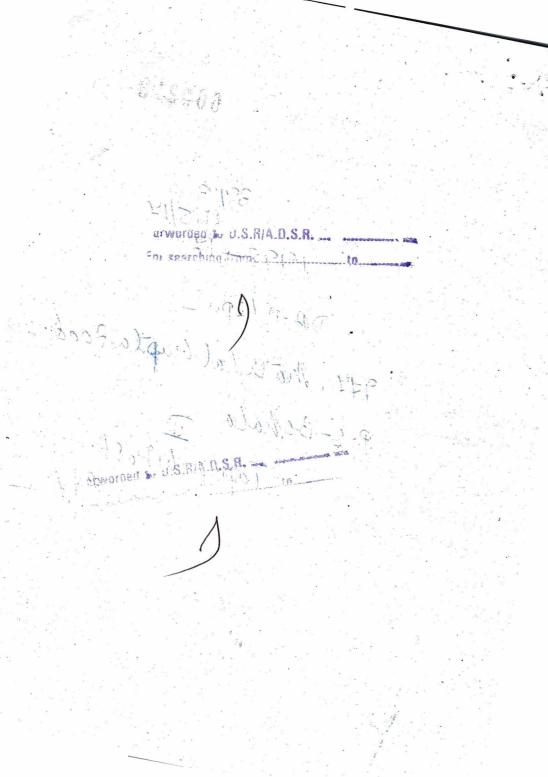
1.	Serial Number of application. 39/12
2.	Date of application
3.	Search for the year(s). $1998 - 17$
4.	Name of office to which the record to be searched or inspected relates DR+Behala
5.	Name of person or property to be searched.
6.	Nature of document. M.J. Sing d. p. Aporta
7.	Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). Mechanicals. Pr7: 22d.
8.	From whom received. Tapes. 6thosh
9.	Fees paid under Article—
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F (2)	NODITIONAL DISTR
	Registrar of
S.B.F	P., Calcutta-700 015.

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[New Rule Form No. 19 (Appendix-I)]

No. REGN X 669213.

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1.	Serial Number of application
2.	Date of application.
3.	Search for the year(s). $2978 - 17$
4.	Name of office to which the record to be searched or inspected relates.
5.	Name of person or property to be searched.
6.	Nature of document. 977, Methilal Gupla Road.
7.	Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
8.	From whom received. Tapus by hosh.
9.	Fees paid under Article—
F (1	1) (i)
F (1) (ii)
F (2	Registrar of
S.B	.P., Calcutta-700 015.



Goverment of West Bengal

Office of the A.D.S.R. BEHALA (From 10/12/2007 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 01-08-2017

2

SI

Serial No of Application	1607004010/2017	Search No	1607004010/2017
Search for the Years	From 1998 To 2017	Record Available	
Property to be Searched	District: South 24-Parganas, PS:	Thakurpukur, Premises:	977, Road: Motilal Gupta Road
From whom Received	Mr SK Sadhukhan		

Fees Paid under Articles F1(i) 2 /- F1(ii) 19 /-

Search Result: No Record Found

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in an Constant of March 1977. Barana, Miranda Parana

(Mr Biswarup Goswami) A.D.S.R. BEHALA OFFICE OF THE A.D.S.R. BEHALA Goverment of West Bengal

Office of the A.D.S.R. BEHALA (From 10/12/2007 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 22-08-2017

Serial No of Application	1607004434/2017	Search No	1607004434/2017
Search for the Years	From 2006 To 2017	Record Available	
Name of Person to be Searched	First Name : Aparna Mec	hanicals Last Name : Pvt Ltd	
From whom Received	Mr SK Sadhukhan		
Fees Paid under Articles	F1(i) 2/- F1(ii) 11/-	
Search Result: No R	ecord Found		



(Mr Biswarup Goswami) A.D.S.R. BEHALA OFFICE OF THE A.D.S.R. BEHALA

> Addl District Sub-Kegistra-Behala, South 24 Pargans

51

West Bengal Form No.870.

	Serial No. & Date	Name & Residence of the	Nature of information required	Date on	Sign. of officer	Remarks	
	а. Э.	Applicant	A	which	receiving the appln.		
				information			
				is to be	2		
				ready			
	1	2	3	4	5	6	
		Tapas Ghosh	Whether any Title/ Money/ Suit/ Execution				
	- 100	Clerk to	has been filed by or against Aparna		- 1		
3		Miss Molly Saha	Mechanicals P. Ltd. in respect of Premises	Sk.	RO		
C.		Advocate	No. 977, Motilal Gupta Road formerly	Charles	Ye .	No Such has	
		High Court Calcutta	Mouza- Saiyedpur, J.L No. 12, R.S. Dag	A/		been filed in this Court during the part 2006 Pile 29-7-1	
É.Y			Nos. 51, 52, under Police Station Behala			during the part 2006 to the Cart (F)	2
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8		Ju N	Judge (Junior/Senior) Division at Alipore? If		And as they		
			so give full particulars thereof.			A REAL	
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West Bengal Form No	.870.				
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	Tapas Ghosh	Whether any Title/ Money/ Suit/ Execution			
	Clerk to	has been filed by or against Aparna			
	Miss Molly Saha	Mechanicals P. Ltd. in respect of Premises		O A	
	Advocate	No. 977, Motilal Gupta Road formerly	all a	R R	No Such
Alter Steel	High Court Calcutta	Mouza- Saiyedpur, J.L No. 12, R.S. Dag	and all	N ²	shan filed in this Court
		Nos. 51, 52, under Police Station Behala	N.		during U2006 + Dg.7.4 As it appears from the filling
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West Bengal Form No.870. Serial No. & Date Name & Residence of the Sign. of officer Remarks Nature of information required Date on which receiving the appln. Applicant information is to be ready 2 5 6 Tapas Ghosh Whether any Title/ Money/ Suit/ Execution Clerk to has been filed by or against Aparna Miss Molly Saha Mechanicals P. Ltd. in respect of Premises Advocate No. 977, Motilal Gupta Road formerly High Court Calcutta Mouza- Saiyedpur, J.L No. 12, R.S. Dag in this Court 90064Nos. 51, 52, under Police Station Behala now Haridevpur, during the period from 2006 to 2017? In The Court of 子広Civil Judge (Jupior/Senior) Division at Alipore? If so give full particulars thereof.

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West Bengal Form No.870.

Serial No. & Date Name & Residence of the Nature of information required Sign. of officer Remarks Date on Applicant which receiving the appln. information is to be ready 2 3 5 6 Whether any Title/ Money/ Suit/ Execution **Tapas Ghosh** Clerk to has been filed by or against Aparna Mechanicals P. Ltd. in respect of Premises Miss Molly Saha No. 977, Motilal Gupta Road formerly Advocate m this Court Mouza- Saiyedpur, J.L No. 12, R.S. Dag High Court Calcutta Nos. 51, 52, under Police Station Behala into from the filling now Haridevpur, during the period from 2006 to 2017? In The Court of 子炕Civil Judge (Junior/Senior) Division at Alipore? If so give full particulars thereof.

West Bengal Form No.870.

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		Miss Molly Saha	Mechanicals P. Ltd. in respect of Premises		De 11	No such T-S was been file.
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West Bengal Form No.					· · · ·
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			is to be		
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West Bengal Form No Serial No. & Date	Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready 4	Sign. of officer receiving the appln.	Remarks
1648/17 39	Tapas Ghosh Clerk to Miss Molly Saha Advocate High Court Calcutta	Whether any Title/ Money/ Suit/ Execution has been filed by or against Aparna Mechanicals P. Ltd . in respect of Premises No. 977, Motilal Gupta Road formerly Mouza- Saiyedpur, J.L No. 12, R.S. Dag Nos. 51, 52, under Police Station Behala now Haridevpur, during the period from 2006 to 2017? In The Court of <u>5 th</u> Civil Judge (Junior/Senior) Division at Alipore? If so give full particulars thereof.		Jage JI. Divn.) * (III)	espress 1700 DE Ming register • No such T. Extras been file. establish the said name furing, the regarded of 2006 to Hill dotte Stand

West Bengal Form No Serial No. & Date	Name & Residence of the	Nature of information required	Date on	Sign. of officer	Remarks
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1149/17	Tapas Ghosh	Whether any Title/ Money/ Suit/ Execution			
רין ריסו	Clerk to	has been filed by or against Aparna		1	
	Miss Molly Saha	Mechanicals P. Ltd. in respect of Premises		21	No sucu Mon chas been the
5	Advocate	No. 977, Motilal Gupta Road formerly		Storty	No sucul. (Dill das Dees ine
(35)	High Court Calcutta	Mouza- Saiyedpur, J.L No. 12, R.S. Dag		4	equinsi the said name turns, the
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		Judge (Junior/Senior) Division at Alipore? If	the state	n.)	31
	L'GENERAL SECOND	so give full particulars thereof.	महाम	जयते द्व	