

SANCHERI MITRA

Advocate

High Court, Calcutta

Off. & Chamber:

9, Kiran Shankar Roy Road, 1st floor,
Kolkata – 700 001

Mobile: 9874168853

Report of Title

I. OWNER:

TARACHAND ESTATES PRIVATE LIMITED.

Room No. 5A, Stephen House, 4 B.B.D. Bag East,
Kolkata – 700 001.

II. DESCRIPTION OF PROPERTY:

ALL THAT the piece and parcel of land and hereditament measuring about a land area of 15(fifteen) cottah 13(thirteen) chittacks 7(seven) sq. ft. be the same a little more or less, together with the building standing thereupon lying and situate at the Municipal Premises No. 263, Bipin Behari Ganguly Street, Kolkata – 700 012, P.S. – Bowbazar, Ward No. 44, Assessee Number 110440200473 within the municipal limits of the Kolkata Municipal Corporation, butted and bounded, by as follows:-

On the North : By premises No. 29/3 Giri Babu Lane;

On the East : Partly by Premises No 262 A & B Bipin Behari Ganguly Street and partly by 30 & 31 Giri Babu Lane;

On the South : By Bipin Behari Ganguly Street;

On the West: Party by premises Nos. 264B to 264F Bipin Behari Ganguly Street and party by 10/3A Phear Lane.

II. DOCUMENTS PERUSED:

Photocopies of the following documents:-

- a. Title Deed dated 28th January 2011 registered with the office of the Additional Registrar of Assurances-II, Calcutta and recorded in Book No. I, CD Volume No. 6, Pages from 2930 to 2959, being No. 01416 for the year 2011 (copy enclosed and marked with letter 'A').
- b. Municipal Assessment Roll issued by the Kolkata Municipal Corporation (copy enclosed and marked with letter 'B').
- c. Sanctioned plan bearing No. 2024050005 dated 7th June 2024
- d. Form of Building Permit No. 2024050005 dated 7th June 2024 (copy enclosed and marked with letter 'C').
- e. Property Tax Receipt dated 25-04-2025 issued by the Kolkata Municipal Corporation (copy enclosed and marked with letter 'D').
- f. No Objection Certificate dated 15-06-2015 issued by the Urban Land Ceiling Department (copy enclosed and marked with letter 'E').
- g. Fire Safety Recommendations under Memo No. FSR/0125186238700125 dated 21-03-2023 issued by the office of West Bengal Fire & Emergency Services (copy enclosed and marked with letter 'F').
- h. Master Data of the Owner – company downloaded from the website of the Ministry of Corporate Affairs, Government of India (copy enclosed and marked with letter 'G').
- i. CHG – 1 downloaded from the website of the Ministry of Corporate Affairs, Government of India (copy enclosed and marked with letter 'H').

III. OWNERSHIP AND TITLE:

- 3.1 By and under a Deed dated 28th January 2011 registered with the office of the Additional Registrar of Assurances-II, Calcutta and recorded in Book No. I, CD Volume No. 6, Pages from 2930 to 2959, being No. 01416 for the year 2011, between Deepak Basu, the Receiver appointed by the order dated 24th January 1973 by Hon' ble High Court at Calcutta in Partition and Administration Suit No. 373 of 1971, therein referred to as the 'Vendor' of the first part and Ira Mullick, Prashanta Kumar Dutt, Souvik Kumar Dutt, Sraboni Dutta alias Sujata Duttam Sumitra Roy, Sharmistha Dhar alias Sharmistha Roy, therein collectively referred to as the 'Confirming Party' of the second part and M/s Tarachand Estates Private Limited, therein referred to as the 'Purchaser' of the third part, the said Tarachand Estates Private Limited purchased and acquired **ALL THAT** the piece and parcel of land and hereditament measuring about a land area of 15(fifteen) cottah 13(thirteen) chittacks 7(seven) sq. ft. be the same a little more or less, together with the building standing thereupon lying and situate at the Municipal Premises No. 263, Bipin Behari Ganguly Street, Kolkata – 700 012 (hereinafter referred to as the said **PREMISES**).
- 3.2 In the events recited hereinabove, the said Tarachand Estates Private Limited, the Owner herein became entitled to entirety of the said Premises.
- 3.3 The said Premises has been mutated in the name of the Owner with the records of the Kolkata Municipal Corporation under assessee number 110440200473.
- 3.4 The old building at the said Premises has been occupied by various tenants/occupants, lying in a dilapidated and precarious condition and the Kolkata Municipal Corporation had declared the old building at the said Premises as the dangerous one by issuance of the notices under section 411 of the Kolkata Municipal Corporation Act, 1980.
- 3.5 The Owner herein and the tenants/occupants of the old building at the said Premises have come to an understanding in terms of which it has been intended to construct a new building at the said Premises upon demolition of the old building/structure and the tenants/occupiers have agreed to vacate their occupied portions and the Owner has agreed to rehabilitate them in the portions of the new building at the said Premises.
- 3.6 Accordingly, the Owner herein applied for and obtained sanction of a plan bearing No. 2024050005 dated 7th June 2024, for construction of a new building at the said Premises.

IV. FINDINGS:


- 4.1 The Owner – company is registered under CIN U45400WB2010PTC151876 with the office of the Registrar of Companies, West Bengal. The copies of 'Master Data' of the Owner – company has been downloaded from the website of the Ministry of Corporate Affairs (MCA). The status of the company is found to be 'Active' and from the perusal of the 'Index of Charges', it has been found that 'Charge' to the tune of Rs. 15,86,100/= has been found to be recorded in favour of HDFC Bank Limited with regard to the Owner. The copies of the Form No. CHG-1 with enclosures have been downloaded from the website of the MCA, from perusal of which it is reflected that the above mentioned charge is with regard to an auto loan availed by the Owner – company and not with regard to the said Premises.

- 4.2 The Owner is holding the original copy of the title deed of the said Premises, being the Deed dated 28th January 2011, and no mortgage or charge of any nature is stated to be created by the Owner in respect of the said Premises.
- 4.3 No adverse entry against the said Premises was found during the searches with the office of the Registrar of Assurances, Kolkata for the period from 1995 to 2025. The searching for the period from 1995 to 2007 was done manually and thereafter online for the period from 2008-2025. For the manual search, some pages were found to be torn of the volume books of the registrar's office. The copy of the receipt for fees deposit for search or inspection is attached.
- 4.4 It transpires from the searches made at the Learned City Civil Court at Calcutta that no Money Suit has been pending against the Owner during the period from 2014-2025.
- 4.5 From the searches made at the Learned City Civil Court at Calcutta, one Title Suit No. 329/2019 has been found to be pending against the Owner. From the perusal of the plaint of the above Title Suit was filed by one of the tenants namely Rashid Khan against the Owner, inter alia seeking declaration and injunction with regard to his possession over a shop room No. T7 at the said Premises. The injunction application filed by the plaintiff of the above Title Suit has been ex-parte dismissed on 24-07-2025 vide Order No.49 passed by Ld. Judge, 12th Bench of City Civil Court at Calcutta. The show cause has been issued by the Learned Court as to why the above suit should not be dismissed for default. No other Title Suit or any Money Suit has been found to be pending against the Owner during the period from 2014-2025.
- 4.6 Upon perusal of the Property Tax Receipt dated 25-04-2025 issued by the Kolkata Municipal Corporation, it transpires that the property tax for the said Premises has been paid upto 4th quarter of 2025-2026.
- 4.7 No pond or water body has been found to be recorded for the said Premises or any part thereof.
- 4.8 From the perusal of the Municipal Assessment Roll, it is depicted that the old building at the said Premises has not been classified as heritage building.
- 4.9 The Owner is an active Private Limited Company with three directors namely (1) Mr. Yogesh Jalan, (2) Mr. Jay Singh Bradia and (3) Mr. Pradeep Kumar Singh. The details of directors of the Owner-company have been inspected with the website of the MCA.

V. Conclusion :

Considering the abovementioned documents, papers and searches, I am of the view that the said Owner have a good and marketable title of the said Premises free from all encumbrances, save and except the rights and occupation of a number of tenants/occupants for various parts and portions of the old building at the said Premises and pendency of the aforesaid Title Suit No. 329/2019.

Dated this 30th day of August, 2025.


30/8/2025
WB/340/06.