

#### REGISTERED POST WITH A/D. HAND DELIVERY AFFIXATION ON PROPERTY

ESTATE OFFICER SYAMA PRASAD MOOKERJEE PORT, KOLKATA (erstwhile KOLKATA PORT TRUST)

(Appointed by the Central Govt. Under Section 3 of Act 40 of 1971-Central Act) Public Premises (Eviction of Unauthorized Occupant) Act 1971 OFFICE OF THE ESTATE OFFICER 6, Fairley Place (1st Floor) 7

KOLKATA - 700 001

Court Room at the 1st Floor Of Kolkata Port Trust's Fairlie Warehouse 6, Fairley Place, Kolkata- 700 001.

REASONED ORDER NO. 27 DT 24.12.2021 PROCEEDINGS NO. 1696 of 2019

By Order of:

PASSED BY THE ESTATE OFFICE

BOARD OF TRUSTEES OF THE PORT OF KOLKATA BY Order OF FICER

-Vs
BY Order OF FICER

BY Order OF FICER

BY ORDER OF THE PORT OF KOLKATA ESTATE OF FICER

AND MOOKERJEE PO SYAMA PRASAD MOOKERJEE PORT CERTIFIED COPY OF THE ORDER

M/s R.K Mishra & Co(O.P.)

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SYAMA PRASAD MOOKERJEE PORT

SYAMA PRASAD MOOKERJEE PORT

Head Assisiant

BLIC ORDER UNDER SUB-SECTION (1) OF SECTION 5 OF THE PUBLIC OF THE LD. ESTATE OFFICER
REMISES (EVICTION OF UNAUTHORISED OCCUPANTS) A CONCERNED MOOKERIEE PORT PREMISES (EVICTION OF UNAUTHORISED OCCUPANTS) ACT, 1571A PRASAD MOCKERJEE PORT

WHEREAS I, the undersigned, am satisfied, for the reasons recorded below thatM/s R.K Mishra & Co.,210, Upper Chitpore Road, Kolkata-700003isin unauthorized occupation of the Public Premises specified in the Schedule below:

#### REASONS

- 1) That O.P or any other person interested in the property has failed to file any reply to the Show Cause Notice/s U/S 4 & 7 of the Act inspite of sufficient chances being provided to them.
- 2) That O.P has erected unauthorised structures on the SMP, Kolkata's land and also parted with possession of the subject premises without having any authority under law.
- 3) That the O.P has failed to bear any witness or adduce any evidence in support of their occupation as "authorised occupation".
- 4) That O.P has lost its authority to occupy the Public Premises after expiry of the period as mentioned in both the Notice/s to Quit dated 28.07.1982 & 31.01.1983.
- 6) That O.P's occupation has become unauthorised in view of Sec 2(g) of the Act and O.P is liable to pay damages for wrongful use and enjoyment of the Port property in question upto the date of handing over of clear, vacant and unencumbered possession to the Port Authority.



A copy of the reasoned order No.27 dated a attached hereto which also forms a part of the reasons.

NOW, THEREFORE, in exercise of the powers conferred on me under Sub-Section (1) of Section 5 of the Public Premises (Eviction of Unauthorized Occupants) Act, 1971, I hereby order the said M/s R.K Mishra & Co., 210, Upper Chitpore Road, Kolkata-700003 and all persons who may be in occupation of the said premises or any part thereof to vacate the said premises within 15 days of the date of publication of this order. In the event of refusal or failure to comply with this order within the period specified above the said M/s R.K Mishra & Co., 210, Upper Chitpore Road, Kolkata-700003 and all other persons concerned are liable to be evicted from the said premises, if need be, by the use of such force as may be necessary.

#### SCHEDULE

#### Plate No. SB-506

Land Msg. about 28.986 Sq.m. situated at Bichalighat, Bagbazar, in the presidency town of Kolkata, Thana-North Port Police station. It is bounded on the North by River Hooghly, on the East by the Trustees' openland, on the South by the Trustees' open land then Circular Railway Tracks and on the West partly by Trustees' asbestos roofed room allotted to M/s. R.K Mishra & Co.

#### Plate No.CG-102/5

Two asbestos roofed rooms Msg. about 11.15 Sq.m and 2.97 Sq.m respectively and verandah Msg. About 3.99 Sq.m at Bichalighat, Bagbazar, in the presidency town of Kolkata. Thana-North Port Police Station. It is bounded on the North by River Hooghly, on the East by the Trustees' land allotted to M/s R.K Mishra & Co. on the South by the Trustees' open land then Circular Railway Track and on the West partly by the Trustees' asbestos roofed room allotted to MunilalTewari.

Trustees' meansthe Syama Prasad Mookerjee Port, Kolkata (erstwhile the Board of Trustees for the Port of Kolkata.)

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Date- 28.12.2021.

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THE ESTATE MOONE THE OFFICER

SYAMA PRASAD THE MOONE THE OFFICER

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Signature & Seal of the Estate Officer.

REGISTERED POST WITH A/D. HAND DELIVERY AFFIXATION ON PROPERTY

ESTATE OFFICER SYAMA PRASAD MOOKERJEE PORT, KOLKATA (erstwhile KOLKATA PORT TRUST)

(Appointed by the Central Govt. Under Section 3 of Act 40 of 1971-Central Act) 1 10. 40 OF 197 Public Premises (Eviction of Unauthorized Occupant) Act 1971 OFFICE OF THE ESTATE OFFICER

6, Fairley Place (1st Floor) KOLKATA - 700 001 \*\*\*\*\*\*\*

Court Room At the 1st Floor 6, Fairlie Place Warehouse Kolkata-700001.

Form " E"

PROCEEDINGS NO.1696/R OF 2019 ORDER NO. 27 DATED: 24.12.2021'

Form of order under Sub-section (1) and (2A) of Section 7 of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971.

To M/s R.K Mishra & Co., 210, Upper Chitpore Road, Kolkata-700003.

By Order of: THE ESTATE OFFICER SYAMA PRASAD MOOKERJEE PORT CERTIFIED COPY OF THE CT PASSED BY THE ESTATE OFFIC FAMA PRASAD MOOKERJEE PORT 27.12.262 [, Head Assistant TRICE OF THE LD. ESTATE OFFICER SYAMA PRASAD MOOKERJEE PORT

APPOINTED BY THE

CENTRAL GOVT. UIS. 3 OF P.P. ACT

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WHEREAS you are in occupation of the public premises described in the Schedule below. (Please see on reverse).

AND WHEREAS, by written notice dated 01.10.2020you are called upon to show cause on or before 19.10.2020why an order requiring you to pay a sum of Rs270.39 (Rupees Two hundred Seventy and paise Thirty Nine only) for Plate No. SB-506 and Rs.1233.20(Rupees One Thousand Two Hundred Thirty Three and paise Twenty only) for Plate No.CG-102/5 being the rent payable together with compound interest in respect of the said premises should not be made;

AND WHEREAS you have not made any objections or produced any evidence before the said date:

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of Section 7 of the Public Premises(Eviction of Unauthorised Occupants) Act 1971, I hereby require you to pay the sum of Rs 270.39 (Rupees Two hundred Seventy and paise Thirty Nine only) for Plate No. SB-506 for the period 01.07.1982 to 30.09.1982(both days inclusive) and Rs.1233.20(Rupees One Thousand Two Hundred Thirty Three and paise Twenty only) for Plate No.CG-102/5 for the period 01.06.1982 to 31.03.1983(both days inclusive) to SMP, Kolkata by 14.01-2022



In exercise of the powers conferred by Sub-section (2A) of Section 7 of the said Act. I also hereby require you to pay compound interest @ 6.20 % per annumon the above sum till its final payment being the current rate of interest as per the Interest Act, 1978.

In case the said sum is not paid within the said period or in the said manner, it will be recovered as arrears of land revenue through the Collector.

#### SCHEDULE

#### Plate No. SB-506

Land Msg. about 28.986 Sq.m. situated at Bichalighat, Bagbazar, in the presidency town of Kolkata, Thana-North Port Police station. It is bounded on the North by River Hooghly, on the East by the Trustees' open land, on the South by the Trustees' open land then Circular Railway Tracks and on the West partly by Trustees' asbestos roofed room allotted to M/s. R.K Mishra & Co.

Plate No.CG-102/5

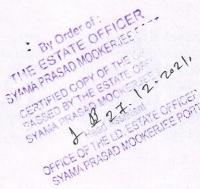
Two asbestos roofed rooms Msg. about 11.15 Sq.m and 2.97 Sq.m respectively and verandah Msg. About 3.99 Sq.m at Bichalighat, Bagbazar, in the presidency town of Kolkata. Thana-North Port Police Station. It is bounded on the North by River Hooghly, on the East by the Trustees' land allotted to M/s R.K Mishra & Co. on the South by the Trustees' open land then Circular Railway Track and on the West partly by the Trustees' asbestos roofed room allotted to Munilal Tewari.

Trustees' means the Syama Prasad Mookerjee Port, Kolkata (erstwhile the Board of Trustees for the Port of Kolkata.)

No

Dated: 28.12.2021.

Signature and seal of the Estate Officer



COPY FORWARDED TO THE ESTATE MANAGER, SMP, KOLKATA FOR INFORMATION.

REGISTERED POST WITH A/D

HAND DELIVERY

AFFIXATION ON PROPERTY

#### ESTATE OFFICER SYAMA PRASAD MOOKERJEE PORT, KOLKATA (erstwhile KOLKATA PORT TRUST)

(Appointed by the Central Govt. Under Section 3 of Act 40 of 1971-Central Public Premises (Eviction of Unauthorised Occupants) Act 1971 OFFICE OF THE ESTATE OFFICER

6, Fairlie Place (1st FLOOR) KOLKATA-700001

Court Room at the 1st Floor of Kolkata Port Trust's Fairlie Warehouse 6, Fairlie Place, Kolkata- 700 001.

PROCEEDINGS NO.1696/D OF 2019 ORDER NO. 27. DATED: 24.12.2021.

> SYAMA PRASAD MOOKERJEE PC RTIFIED COPY OF THE ORT

MOOKERJEE POP

### Form- G

Form of order under Sub-section (2) and (2A) of Section 7 of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971. By Order of : THE ESTATE OFFICER

M/s R.K Mishra & Co.. 210, Upper Chitpore Road, Kolkata-700003.

WHEREAS I, the undersigned, am satisfied that you are in unauthorised occupation of the public premises mentioned in the Schedule below:

AND WHEREAS by written notice dated 01.10.2020you are called upon to show cause on or before 19.10.2020 why an order requiring you to pay damages of Rs.5,41,664.36 (Rupees Five LakhForty One Thousand Six Hundred Sixty Four and Paise Thirty Six only) for Plate No.SB-506 and Rs.3,60,427.90(Rupees Three Lakh Sixty Thousand Four Hundred Twenty Seven and Paise Ninety only) for Plate No.CG-102/5 together with [compound interest] for unauthorised use and occupation of the said premises, should not be made;

AND WHEREAS you have not made any objections or produced any evidence before the said date;

NOW, THEREFORE, in exercise of the powers conferred on me by Sub-section (2) of Section 7 of the Public Premises (Eviction of Unauthorised Occupants) Act 1971, I, hereby order you to pay the sum of Rs. 5,41,664.36 (Rupees Five Lakh Forty One Thousand Six Hundred Sixty Four and Paise Thirty Six only) for Plate No.SB-506 for the period from01.10.1982 to 08.05.2019(both days inclusive) and Rs.3,60,427.90(Rupees Three Lakh Sixty Thousand Four Hundred Twenty Seven and Paise Ninety only) for Plate No.CG-102/5 for the period from 01.04.1983 to 03.05.2019(both days inclusive)assessed by me as damages on account of your unauthorised occupation of the said premises for the above mentioned respective periods to SMP, Kolkata by 14.01. 2022.



In exercise of the powers conferred by Sub-section (2A) of Section 7 of the said Act, I also hereby require you to pay compound interest @ 6.20 % per annum on the above sum till its final payment being the current rate of interest as per the Interest Act, 1978.

In the event of your refusal or failure to pay the damages within the said period or in the manner aforesaid, the amount will be recovered as an arrear of land revenue through the Collector.

#### SCHEDULE

#### Plate No. SB-506

Land Msg. about 28.986 Sq.m. situated at Bichalighat, Bagbazar, in the presidency town of Kolkata, Thana-North Port Police station. It is bounded on the North by River Hooghly, on the East by the Trustees' open land, on the South by the Trustees' open land then Circular Railway Tracks and on the West partly by Trustees' asbestos roofed room allotted to M/s. R.K Mishra & Co.

#### Plate No.CG-102/5

Two asbestos roofed rooms Msg. about 11.15 Sq.m and 2.97 Sq.m respectively and verandah Msg. About 3.99 Sq.m at Bichalighat, Bagbazar, in the presidency town of Kolkata. Thana-North Port Police Station. It is bounded on the North by River Hooghly, on the East by the Trustees' land allotted to M/s R.K Mishra & Co. on the South by the Trustees' open land then Circular Railway Track and on the West partly by the Trustees' asbestos roofed room allotted to Munilal Tewari.

Trustees' means the Syama Prasad Mookerjee Port, Kolkata (erstwhile the Board of Trustees for the Port of Kolkata.)

dy.

Date-28.12. 2021.

Signature & Seal of the Estate Officer.

WOOKELSON

COPY FORWARDED TO THE ESTATE MANAGER, SMP, KOLKATA FOR INFORMATION.

# Estate Officer, SYAMA PRASAD MOOKERJEE PORT, KOLKATA

Appointed by the Central Govt. Under Section 3 of the Public Premises (Eviction of Unauthorised Occupants ) Act 1971

Proceedings No. 1696, 1696/R \$1696/D

0, 2019 Order Sheet No. 25

BOARD OF TRUSTEES OF SYAMA PRASAD MOOKERJEE PORT, KOLKAT

M/S. R.K. Mistra & Co.

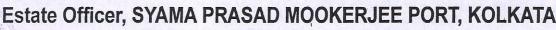
FINAL ORDER

The matter is taken up today for final disposal. It is the case of Syama Prasad Mookerjee Port, Kolkata [erstwhile Kolkata Port Trust], hereinafter referred to as SMP, Kolkata, Applicant herein, that a month to month lease was granted to M/s R.K Mishra & Co (O.P), on certain terms and conditions in respect of public premises being land measuring 28.986 sq.m(under Plate No.SB-506), two asbestos roofed rooms measuring about 11.15 Sq.m& 2.97 sq.m and also a veranda space msg. about 3.99 sq.m (under Plate No.CG-102/5) all are situated at Bichalighat, Bagbazar, Kolkata, and allegation levelled by SMP, Kolkata against the O.P is that O.P violated the condition of such tenancy by way of not making the payment of rental dues along with accrued interest and other charges of SMP, Kolkata, erecting unauthorised structures and also by way of parting with possessionof the Trustees land without having any authority under law.

It is the case of SMP, Kolkata that in view of such breaches SMP, Kolkata has issued two No's of Notice/s to Quit, one dated 28.07.1982 for the Plots under (Plate No. SB-506) and another one dated 31.01.1983 for the plots under (Plate No.CG-102/5). It is argued on behalf of SMP, Kolkata that O.P has no authority under law to occupy the said public premises after expiry of the period as mentioned in both the notice to quit dated 28.07.1982 and 31.01.1983 and O.P is liable to pay damages for unauthorised enjoyment of the Port property in question.

This Forum formed its opinion to proceed against O.P under the relevant provisions of the Act and issued Show Cause Notice U/S 4 of the Act (for adjudication of the prayer for order of eviction etc.) and Show Cause Notice U/S-7(for adjudication of the prayer for recovery of arrear rental dues & damages etc.) all dated 01.10.2020 (vide

By Order of : THE ESTATE OFFICE SYAMA PRASAD MOOKERJEE THE LO. ESTAT SYAMA PRASAD MOCKE



Appointed by the Central Govt. Under Section 3 of the Public Premises (Eviction of Unauthorised Occupants ) Act 1971

Proceedings No. 1696, 1696/R A1696/D Of 2019.

Order Sheet No. \_

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BOARD OF TRUSTEES OF SYAMA PRASAD MOOKERJEE PORT, KOLKATA

M/S. R.K. Mistra A Co.

27-24.12.2021.

Order No. 13 dated 24.09.2020) as per rule made under the Act.

After issuance of the aforesaid notice, O.P. did not appear before the Forum for giving reply to the Show Cause. However, the record depicts that such Notice had been sent to O.P both by hand and Speed Post as per addresses available on record.

It reveals from the reports of the Process Server both dated 09.03.2021 that Show Cause Notice/s u/s 4 & 7 and subsequent Order were not served upon O.P. as the address was not found. The Postal Services to the recorded address of O.P. also returned undelivered to the Forum with the endorsement 'Addressee not known'. To give chances to O.P as per the Principles of Natural justice, the Forum made several attempts of service of its subsequent orders and when no response was received from O.P's end, this Forum vide its Order dated 01.03.2021 directed SMP, Kolkata to file other alternative addresses of O.P. if available with them. When SMP, Kolkata informed that no other alternative addresses were available with them, a publication was made in the classified column of Times of India (Kolkata) on 27.07.2021 fixing the ultimate date of O.P's appearance on 16.08.2021. Finally as the O.P failed to appear on 16.08.2021 the final Order was reserved in the matter. Now this Forum has decided to adjudicate the matter ex-parte.

As no one from O.P's side appears and no reply to the Show Cause Notice u/s 4 & 7 of the Act has been filed as yet, I have no bar to accept the claim of SMP, Kolkata on account of unauthorised occupation of O.P into the Public Premises in question. I think that it is a fit case for issuing Order of eviction u/s 5 of the Act on the following grounds:-

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1) That O.P or any other person interested in the property has failed to file any reply to the Show Cause Notice/s U/S

BY Order of FICER THE ESTATE OF THE ESTATE OF THE ESTATE OF THE FOREST OF THE ESTATE OF THE PASSAN PRASAN P

## Estate Officer, SYAMA PRASAD MOOKERJEE PORT, KOLKATA

Appointed by the Central Govt. Under Section 3 of the Public Premises (Eviction of Unauthorised Occupants ) Act 1971

Proceedings No. 1696, 1696/R \$1696/D Of

Order Sheet No.

27

BOARD OF TRUSTEES OF SYAMA PRASAD MOOKERJEE PORT, KOLKATA

M/S. R. K. Mistra A Co.

2019

27

4 & 7 of the Act inspite of sufficient chances being provided to them.

- 2) That O.P has erected unauthorised structures on the SMP, Kolkata's land and also parted with possession of the subject premises without having any authority under law.
- 3) That the O.P has failed to bear any witness or adduce any evidence in support of their occupation as "authorised occupation".
- 4) That O.P has lost its authority to occupy the Public Premises after expiry of the period as mentioned in both the Notice/s to quit dated 28.07.1982 & 31.01.1983.
- 6) That O.P's occupation has become unauthorised in view of Sec 2(g) of the Act and O.P is liable to pay damages for wrongful use and enjoyment of the Port property in question upto the date of handing over of clear, vacant and unencumbered possession to the Port Authority.

ACCORDINGLY, Department is directed to draw up formal order of eviction u/s.5 of the Act as per Rule made there under, giving 15 days time to O.Ps' and any person/s whoever may be in occupation to vacate the premises. I make it clear that all person/s whoever may be in occupation are liable to be evicted by this order and the Port Authority is entitled to claim damages for unauthorized use and enjoyment of the property against O.Ps' in accordance with Law up to the date of recovery of possession of the same.

It is my considered view that a sum of Rs.270.39 (Rupees Two hundred Seventy and paise Thirty nine only) for Plate No.SB-506 for the period 01.07.1982 to 30.09.1982(both days inclusive) and Rs.1233.20(Rupees One Thousand Two hundred Thirty three and paise Twenty only) for the Plate CG-102/5 for the period 01.06.1982 to 31.03.1983 (both days inclusive) are due and recoverable from O.P. by the

By Order of:
THE ESTATE OFFICER
SYAMA PRASAD MOOKERJEE PORT
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PASSED BY THE ESTATE OFFICE
SYAMA PRASAD MOOKERJEE PORT
OFFICE OF THE LD. ESTATE OFFICER
SYAMA PRASAD MOOKERJEE PORT

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Estate Officer, SYAMA PRASAD MOOKERJEE PORT, KOLKATA

Appointed by the Central Govt. Under Section 3 of the Public Premises (Eviction of Unauthorised Occupants ) Act 1971

Proceedings No. 1696/1696/R #1696/D Of 2019

Order Sheet No.

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BOARD OF TRUSTEES OF SYAMA PRASAD MOOKERJEE PORT, KOLKATA

M/S. R. K. Mistra & Co.

Port authority on account of rental dues and O.P. must have to pay such dues to SMP, Kolkata on or before..... Such dues attract compound interest @ 6.20 % per annum, which is the current rate of interest as per the Interest Act, 1978 (as gathered by me from the official website of the State Bank of India) from the date of incurrence of liability, till the liquidation of the same, as per the adjustment of payments, if any made so far by O.P., in terms of SMP, Kolkata's books of accounts.

Likewise, I find that SMP, Kolkata has made out an arguable claim against O.P., founded with sound reasoning, regarding the damages/compensation to be paid for unauthorised occupation. As such, I must say that Rs 5,41,664.36(Rupees Five Lakh Forty one thousand Six hundred sixty four and paise Thirty six only) for the Plate No.SB-506 for the period 01.10.1982 to 08.05.2019(both days inclusive) and Rs.3,60,427.90( Rupees Three Lakh Sixty thousand Four hundred twenty seven and paise for Plate No.CG-102/5 for the period Ninety only) 01.04.1983 to 08.05.2019(both days inclusive) as claimed by the Port Authority as damages in relation to the subject premises in question, are correctly payable by O.P. and it is hereby ordered that O.P. shall also make payment of the aforesaid sum to SMP, Kolkata by ....... The said damages shall attract compound interest @ 6.20 % per annum, which is the current rate of interest as per the Interest Act, 1978 (as gathered by me from the official website of the State Bank of India) from the date of incurrence of liability, till the liquidation of the same, as per the adjustment of payments, if any made so far by O.P., in terms of SMP, Kolkata's books of accounts. I sign the formal orders u/s 7 of the Act.

I make it clear that SMP, Kolkata is entitled to claim further damages against O.P. for unauthorized use and occupation of the public premises right upto the date of recovery of

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Estate Officer, SYAMA PRASAD MOOKERJEE PORT, KOLKATA
Appointed by the Central Govt Under Section 3 of the Public Promises

Appointed by the Central Govt. Under Section 3 of the Public Premises (Eviction of Unauthorised Occupants ) Act 1971

Proceedings No. 1696, 1696/R 81696/D of 2019

Order Sheet No.

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BOARD OF TRUSTEES OF SYAMA PRASAD MOOKERJEE PORT, KOLKATA

MIS. R. V. Mistra Aco

24-12-2021

clear, vacant and unencumbered possession of the same in accordance with Law, and as such the liability of O.P. to pay damages extends beyond 08.05.2019 as well, till such time the possession of the premises continues to be under the unauthorised occupation with the O.P. SMP, Kolkata is directed to submit a statement comprising details of its calculation of damages after 08.05.2019, indicating therein, the details of the rate of such charges, and the period of the damages (i.e. till the date of taking over of possession) together with the basis on which such charges are claimed against O.P., for my consideration for the purpose of assessment of such damages as per Rule made under the Act.

I make it clear that in the event of failure on the part of O.P. to comply with this Order, Port Authority is entitled to proceed further for execution of this order in accordance with law. All concerned are directed to act accordingly.

GIVEN UNDER MY HAND AND SEAL

(J.P. Boipai) ESTATE OFFICER

\*\*\* ALL EXHIBITS AND DOCUMENTS
ARE REQUIRED TO BE TAKEN BACK
WITHIN ONE MONTH FROM THE DATE
OF PASSING OF THIS ORDER\*\*\*

By Order of:
THE ESTATE OFFICER
SYAMA PRASAD MOCKERJEE PO
CERTIFIED COPY OF THE ORD:
ASSED BY THE ESTATE OFFICER
AMA PRASAD MOCKERJEE PORT
HEAD ASSISTANT
THE OF THE LD. ESTATE OFFICER
AMA PRASAD MOCKERJEE PORT

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