

**TITIL DUTTA**  
Advocate

**Chamber:**  
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### **TITLE REPORT**

Re.: All That piece or parcel of *Sali* land measuring about 7.31 (seven point three one) decimal, more or less, together with asbestos shed structure, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365 and L.R. *Khatian* No. 11907, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

TD.

## Offices Where Searches Have Been Conducted

### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

### Title

1. **Ownership of Upendra Nath Ghosh:** One Upendra Nath Ghosh was the absolute owner of All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale by Upendra Nath Ghosh:** By a Deed of Sale (*Bikroy Kobala*) dated 18.02.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 21, at Pages 156 to 159, being Deed No. 974 for the year 1972, the said Upendra Nath Ghosh sold and transferred All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal.
3. **Deed of Partition:** By a Deed of Amicable Partition (Bengali Aposbontonama) dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City) and recorded in Book No.I, Volume No. 228, at Pages 427 to 440, being Deed No. 6351 for the year 1988, the said Abdul Mujid Mondal, Abdul Hamid Mondal Abdul Wahab Mondal and Asia Bibi mutually partitioned all their properties by metes and bounds and thereafter the said Abdul Mujid Mondal became the absolute owner of All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas as mentioned therein.
4. **Demise of Abdul Mujid Mondal:** Abdul Mujid Mondal, a Mohammedan, died intestate leaving behind him surviving his wife, (1) Sokarjan Bibi *alias* Rahima Bibi, 2 (two) sons, namely, (2) Golam Rahman (3) Amanul Rahman and 4 (four) daughters, namely, (4)



Ramicha Bibi (5) Rakiya Bibi (6) Sahida Bibi (7) Rashida Bibi, as his only legal heirs and successors who jointly inherited the entirety of All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, as per the Muslim Law of Succession.

5. **Sale to Nazrul Islam:** By a Deed of Sale (*Bikroy Kobala*) dated 17.07.2007 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 10, at Pages 2458 to 2470, being Deed No. 05833 for the year 2007, the said Sokarjan Bibi *alias* Rahima Bibi and Amanul Rahaman sold and transferred All That piece or parcel of land measuring about 4.47 (four point four seven) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Nazrul Islam.
6. **First Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 14.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 19, at Pages 7998 to 8013, being Deed No. 09317 for the year 2009, the said Nazrul Islam sold and transferred All That piece or parcel of land measuring about 24.47 (four point four seven) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Rajaram Estate Private Limited.
7. **Second Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 13.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 19, at Pages 7982 to 7997, being Deed No. 09316 for the year 2009, the said Ramicha Bibi and Rakiya Bibi sold and transferred All That piece or parcel of land measuring about 2.84 (two point eight four) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Rajaram Estate Private Limited.
8. **Mutation:** The said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 6250.
9. **Sale to Dumpling Heights Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 10, at Pages 7741 to 7763, being Deed No. 04865 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece or parcel of land measuring about 7.31 (seven point three one) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588,

recorded in R.S. *Khatian* No. 1365 & L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Dumpling Heights Private Limited.

10. **Mutation:** The said Dumpling Heights Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 11907.

**Conclusion:**


- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

**Note:** Dumpling Heights Private Limited purchased land measuring about 7.31 (seven point three one) decimal, more or less, out of 13 (thirteen) decimal, more or less, in R.S./L.R. *Dag* No. 3588 whereas recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 11907 in respect of only land measuring 5.7785 (five point seven seven eight five) decimal [being 4445 share out of 10,000] in *dag*.

- Subject to my observations, the Owner, namely, Dumpling Heights Private Limited has a marketable title to the Said Property.

**Schedule  
(Said Property)**

All That piece or parcel of *Sali* land measuring about 7.31 (seven point three one) decimal, more or less, together with asbestos shed structure, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365 and L.R. *Khatian* No. 11907, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

 **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 12.05.2025  
Place: Kolkata

### Annexure A

Photocopies of following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 10, at Pages 7741 to 7763, being Deed No. 04865 for the year 2014
2. *Dag Tathya* of L.R. *Dag* 3588

### Annexure B (Search)

#### Index II

All That piece or parcel of *Sali* land measuring about 7.31 (seven point three one) decimal, more or less, together with asbestos shed structure, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365 and L.R. *Khatian* No. 11907, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas.

#### Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

### Annexure C

#### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3588	13	4445 out of 10,000	5.7785	Dumpling Heights Private Limited	11907

Note: Originals of Search/Tathya are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

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Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

### **TITLE REPORT**

Re.: All That piece and parcel of undivided *Sali* land measuring about 20 (twenty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 11908 and 11909 (R.S. *Khatian* No. 1822), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

#### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2008 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Sukur Ali Mondal and Mohar Ali Mondal:** By a Deed of Gift (*Hebabil Ewajnama*) registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954, one Kedar Mondal gifted and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S. *Khatian* No.1694 and R.S. *Khatian* No.1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to his sons, namely, Sukur Ali Mondal and Mohar Ali Mondal.
2. **Sale to Ramchand Keshwani:** By a Deed of Sale (*Bikroy Koabla*) dated 29.01.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.20, at Pages 64 to 66, being Deed No. 611 for the year 1968, the said Sukur Ali Mondal and Mohar Ali Mondal sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Ramchand Keshwani.
3. **Sale to Chaiyyad Ali Mondal:** By a Deed of Sale (*Bikroy Koabla*) dated 07.05.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.63, at Pages 86 to 88, being Deed No.4024 for the year 1968, the said Ramchand Keshwani sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Chaiyyad Ali Mondal.



4. **Demise of Chaiyyad Ali Mondal:** Chaiyyad Ali Mondal, a Mohammedan, died intestate leaving behind him surviving his 2 (two) sons, namely, Anar Ali and Mokshed Ali as his only legal heirs and successors who jointly and in equal share inherited the entirety of All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession. The said C.S. *Dag* No.5303 in *Mouza* Gopalpur was subsequently renumbered as R.S. *Dag* No.3527 and during the last current settlement, the same continues to be numbered as L.R. *Dag* No.3527.
5. **Sale to Akbar Gain *alias* Akabar Ali Gain:** By a Deed of Sale (*Bikroy Kosbla*) dated 17.05.1994 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 65, at Pages 203 to 208, being Deed No. 2931 for the year 1994, the said Anar Ali and Mokshed Ali sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Akbar Gain *alias* Akabar Ali Gain.
6. **Mutation:** Akbar Gain *alias* Akabar Ali Gain recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 149/1.
7. **Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 25.08.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 13, being Deed No.2982 for the year 2006, the said Akbar Gain *alias* Akabar Ali Gain sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No.149/1, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Rajaram Estate Private Limited.
8. **Mutation:** Rajaram Estate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 6250.
9. **Sale to Fervent Buildcon Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4900 to 4921, being Deed No. 03682 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land measuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen)



decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Fervent Buildcon Private Limited.

10. **Mutation:** Fervent Buildcon Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 11909.
11. **Sale to Ashish Barter Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4922 to 4943, being Deed No.03683 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land masuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Ashish Barter Private Limited.
12. **Mutation:** Ashish Barter Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 11908.
13. **Agreement For Sale in Favour of Anant Vincom Private Limited:** By an Agreement For Sale dated 25.02.2025 registered in the Office of the A.D.S.R.-Bidhannagar, North 24 Parganas, recorded in Book No. I, Volume No. 1504-2025, at Pages 21169 to 21191, being Deed No. 150400511 for the year 2025, the said Ashish Barter Private Limited agreed to sell All That piece and parcel of undivided land masuring about 10 (ten) decimal, more or less together with asbestos shed structure, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* No. 11908, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Anant Vincom Private Limited.

14. **Purchase & Records of Right:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
03682 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Fervent Buildcon Pvt. Ltd.	Fervent Buildcon Pvt. Ltd.	11909
03683 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Ashish Barter Pvt. Ltd.	Ashish Barter Pvt. Ltd.	11908

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

**Note:**

- Original copy of Faraznama in the name of Chaiyyad Ali Mondal is required to be verified.
- Subject to my observations, the Owners namely, Fervent Buildcon Private Limited and Ashish Barter Private Limited have a marketable title to the Said Property.

**Schedule  
(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 20 (twenty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 11908 and 11909 (R.S. *Khatian* No. 1822), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**TITIL DUTTA**  
*Advocate*  
High Court, Calcutta

*Titil Dutta*

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 07.05.2025  
Place: Kolkata



### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954
2. Deed of Sale (*Bikroy Koabla*) dated 29.01.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.20, at Pages 64 to 66, being Deed No. 611 for the year 1968
3. Deed of Sale (*Bikroy Koabla*) dated 07.05.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.63, at Pages 86 to 88, being Deed No.4024 for the year 1968
4. Deed of Sale (*Bikroy Koabla*) dated 17.05.1994 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 65, at Pages 203 to 208, being Deed No. 2931 for the year 1994
5. Deed of Conveyance dated 25.08.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 13, being Deed No.2982 for the year 2006
6. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4900 to 4921, being Deed No. 03682 for the year 2014
7. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4922 to 4943, being Deed No.03683 for the year 2014
8. *Dag* Tathya of L.R. *Dag* No. 3527

17

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of undivided *Sali* land measuring about 20 (twenty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 11908 and 11909 (R.S. *Khatian* No. 1822), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3527	113	884 out of 10,000	10	Fervent Buildcon Private Limited	11909
3527	113	884 out of 10,000	10	Ashish Barter Private Limited	11908

Note: Originals of Search are attached herewith, marked as "Annexure C"

70



**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## TITLE REPORT

**Re.:** All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12049, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (First Property) And All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12050, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Second Property)

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

#### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

#### Offices Where Searches Have Been Conducted

##### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

#### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

#### Title

1. **Ownership of Upendra Nath Ghosh:** One Upendra Nath Ghosh was the sole and absolute owner of All That piece and parcel of land measuring about (i) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520 And (ii) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No. 3521, both recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale to Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal:** By a Deed of Sale (*Bikroy Koabla*) dated 18.02.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.21, at Pages 156 to 159, being Deed No. 974 for the year 1972, the said Upendra Nath Ghosh sold and transferred All That piece and parcel of land measuring about (i) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520 And (ii) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No. 3521, both recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal.



3. **Deed of Partition:** A Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988, was made and executed by and between the said Abdul Mujid Mondal as the First Party, Abdul Wahab Mondal as the Second Party, Abdul Hamid Mondal as the Third Party and one Achiya Bibi as the Fourth Party. By virtue of the said partition, the said Abdul Wahab Mondal was allotted absolutely and exclusively with All That piece and parcel of land masuring about 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas And the said Abdul Hamid Mondal was allotted absolutely and exclusively with All That piece and parcel of land masuring about 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, amongst other properties.
4. **Sale by Abdul Wahab Mondal to Sarari Begum:** By a Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No.10052 for the year 1988, the said Abdul Wahab Mondal sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sarari Begum.
5. **Sale by Sarari Begum to Kariman Bibi & Md. Shah Mohammed Biswas:** By a Deed of Sale (*Bikroy Koabla*) dated 28.11.2001 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No.477, at Pages 64 to 74, being Deed No.8522 for the year 2002, the said Sarari Begum sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Kariman Bibi & Md. Shah Mohammed Biswas.
6. **Sale by Kariman Bibi & Md. Shah Mohammed Biswas to Sneh Fincom Private Limited:** By an Indenture dated 13.08.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 13, being Deed No.00720 for the year 2008, the said Kariman Bibi & Md. Shah Mohammed Biswas sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty)

decimal, more or less, in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.

7. **Sale by Abdul Wahab Mondal to Sneh Fincom Private Limited:** By an Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006, the said Abdul Wahab Mondal sold and transferred All That piece and parcel of land measuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 9 (nine) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365) and L.R. *Khatian* No.601 (in the name of Abdul Wahab Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.
8. **Sale by Abdul Hamid Mondal to Sneh Fincom Private Limited:** By an Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006, the said Abdul Hamid Mondal sold and transferred All That piece and parcel of land measuring about 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365) and L.R. *Khatian* No.3377 (in the name of Abdul Hamid Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.
9. **Absolute Ownership of Sneh Fincom Private Limited:** Thus, the said Sneh Fincom Private Limited became the absolute owner of All that piece and parcel of land measuring about 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 601, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas And 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No.5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.3377 (in the name of Abdul Hamid Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. Subsequently, Sneh Fincom Private Limited mutated its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No.6155.
10. **Sale to Palmview Promoters Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7604 to 7627, being Deed No. 04859 for the year 2014, the said Sneh Fincom Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less together with structures standing thereon, in 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and



L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Palmview Promoters Private Limited.

11. **Sale to Hillside Acres Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7628 to 7651, being Deed No.04860 for the year 2014, the said Sneh Fincom Private Limited sold and transferred All That piece and parcel of land masuring about 10 (ten) decimal, more or less together with structures standing thereon, in 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillside Acres Private Limited.

12. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3520:**

Purchase Deed	Vendor	Area Sold (in decimal)	Area Recorded (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04859 for the year 2014	Sneh Fincom Pvt. Ltd.	10	9.57	20	Hillside Acres Pvt. Ltd.	Hillside Acres Pvt. Ltd.	12049

13. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3521:**

Purchase Deed	Vendor	Area Sold (in decimal)	Area Recorded (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04859 for the year 2014	Sneh Fincom Pvt. Ltd.	10	10	20	Palmview Promoters Pvt. Ltd.	Palmview Promoters Pvt. Ltd.	12050

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

**Note:**

- A legible copy of Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988, is required.
- A legible copy of Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No. 10052 for the year 1988, is required.

TD



- Subject to my observations, the Owners namely, Hillside Acres Private Limited and Palmview Promoters Private Limited have a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12049, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12050, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second Property**)

*Titil Dutta* **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 24.04.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Deed of Sale (*Bikroy Kosbla*) dated 18.02.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.21, at Pages 156 to 159, being Deed No. 974 for the year 1972
2. Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988
3. Deed of Sale (*Bikroy Kosbla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No.10052 for the year 1988
4. Deed of Sale (*Bikroy Kosbla*) dated 28.11.2001 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No.477, at Pages 64 to 74, being Deed No.8522 for the year 2002
5. Indenture dated 13.08.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 13, being Deed No.00720 for the year 2008
6. Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006
7. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7604 to 7627, being Deed No. 04859 for the year 2014
8. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7628 to 7651, being Deed No.04860 for the year 2014
9. L.R. Parcha in the name of Snef FincomPrivate Limited
10. L.R. Parcha in the name of Hillside Acres Private Limited
11. L.R. Parcha in the name of Palmview Promoters Private Limited
12. *Dag* Tathya of L.R. *Dag* Nos. 3520 and 3521

10.

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12049, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (First Property) And All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12050, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Second Property)

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3520	20	4785 out of 10,000	9.57	Hillside Acres Private Limited	12049
3521	20	5000 out of 10,000	10	Palmview Promoters Private Limited	12050

Note: Originals/Photocopies/E-copies of *Dag Tathyas* are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

### TITLE REPORT

Re.: All That piece and parcel of *Sali* land measuring about 16.125 (sixteen point one two five) decimal, more or less, out of 19 (nineteen) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3511, recorded in L.R. *Khatian* Nos. 8506 and 11815 (R.S. *Khatian* Nos. 1938/1 and 2142), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

#### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

## Offices Where Searches Have Been Conducted

### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

### Title

1. **Ownership of Sk Ansar Ali:** By an Indenture dated 30.01.2002 registered in the Office of the A.D.S.R.-Bidhannagar, recorded in Book No.I, Volume No. 115, at Pages 204 to 218, being Deed No.2124 for the year 2002, one Amena Bibi, Abdul Gaffar Middy, Abdul Bari Middy, Abdul Mujid Middy, Abdul Ajet Middy, Abdul Ahed Middy, Rabiya Bibi, Jamila Bibi, Rahima Bibi, Rabiya Bibi, Abdul Rezzak Middy, Abdul Ichak Middy, Abdul Ansar Middy, Abdul Asgar Middy, Rijiya Bibi, Supiya Bibi, Firoza Bibi and Tunija Bibi being the absolute owners of All That piece and parcel of land measuring about 7.125 (seven point one two five) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in R.S. *Khatian* No. 1938/1 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, jointly sold the said land to Sk. Ansar Ali. Subsequent to the said purchase, Sk. Ansar Ali recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 7726.
2. **Purchase by Alekshi Infraprojects Private Limited:** By an Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013, Sk. Ansar Ali sold and transferred All That piece and parcel of land measuring about 7.125 (seven point one two five) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in R.S. *Khatian* No. 1938/1 and L.R. *Khatian* No. 7726, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Alekshi Infraprojects Private Limited.
3. **Ownership of LGW Limited:** By an Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R.-Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 2, at Pages 43 to 54, being Deed No.38 for the year 2000, one Satish Chandra Ganguly being the absolute owner of All That piece and parcel of land measuring about 9 (nine) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in R.S. *Khatian* No. 2142 and 1938/1 in *Mouza* Gopalpur, J.L. No.2,

Police Station Rajarhat (now Airport), District North 24 Parganas, sold the said land to LGW Limited. Subsequent to the said purchase, the said LGW Limited mutated its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.

4. **Purchase by Intent Properties Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2516 to 2530, being Deed No.13483 for the year 2012, the said LGW Limited sold and transferred All That piece and parcel of land measuring about 9 (nine) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in L.R. *Khatian* No. 4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Intent Properties Private Limited.
5. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3511:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
13483 for the year 2012	LGW Limited	9	19	Intent Properties Private Limited	Intent Properties Private Limited	8506
00498 for the year 2013	Sk. Ansar Ali	7.125	19	Alekshi Infraprojects Private Limited	Alekshi Infraprojects Private Limited	11815

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owners, namely, Intent Properties Private Limited and Alekshi Infraprojects Private Limited have a marketable title to the Said Property.

TD



**Schedule  
(Said Property)**

All That piece and parcel of *Sali* land measuring about 16.125 (sixteen point one two five) decimal, more or less, out of 19 (nineteen) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3511, recorded in L.R. *Khatian* Nos. 8506 and 11815 (R.S. *Khatian* Nos. 1938/1 and 2142), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*

**TITIL DUTTA**  
*Advocate*  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 10.05.2025  
Place: Kolkata

#### **Annexure A**

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as **Annexure A** hereto.

1. Indenture dated 30.01.2002 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No. 115, at Pages 204 to 218, being Deed No.2124 for the year 2002
2. Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A. II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013
3. Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 2, at Pages 43 to 54, being Deed No.38 for the year 2000
4. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2516 to 2530, being Deed No.13483 for the year 2012
5. *Dag* Tathya of L.R. *Dag* No. 3511

#### **Annexure B (Search)**

##### **Index II**

All That piece and parcel of *Sali* land measuring about 16.125 (sixteen point one two five) decimal, more or less, out of 19 (nineteen) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3511, recorded in L.R. *Khatian* Nos. 8506 and 11815 (R.S. *Khatian* Nos. 1938/1 and 2142), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

##### **Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**  
Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Purchased (in decimal)	Area Recorded (in decimal)	Recorded Owner	L.R. Khatian
3511	19	5000 out of 10,000	9	9.5	Intent Properties Private Limited	8506
3511	19	3750 out of 10,000	7.125	7.125	Alekshi Infraprojects Pvt. Ltd.	11815

Note: Originals of Search are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
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[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

### **TITLE REPORT**

**Re.:** All That piece and parcel of undivided *Sali* land measuring about 6.43 (six point four three) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12019, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And All That piece and parcel of undivided *Sali* land measuring about 1 (one) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12019, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second Property**).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extract submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

#### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

### Offices Where Searches Have Been Conducted

#### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

#### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

#### Title

1. **Ownership of Upendra Nath Ghosh:** One Upendra Nath Ghosh was the sole and absolute owner of All That piece and parcel of land measuring about (i) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520 And (ii) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No. 3521, both recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale to Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal:** By a Deed of Sale (*Bikroy Koabla*) dated 18.02.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.21, at Pages 156 to 159, being Deed No. 974 for the year 1972, the said Upendra Nath Ghosh sold and transferred All That piece and parcel of land measuring about (i) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520 And (ii) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No. 3521, both recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal.
3. **Deed of Partition:** A Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988, was made and executed by and between the said Abdul Mujid Mondal as the First Party, Abdul Wahab Mondal as the Second Party, Abdul Hamid Mondal as the Third Party and one Achiya Bibi as the Fourth Party. By virtue of the said partition, the said Abdul Wahab Mondal was allotted absolutely and exclusively with All That piece and parcel of land measuring about 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No.



1365), in *Mouza Gopalpur*, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas And the said Abdul Hamid Mondal was allotted absolutely and exclusively with All That piece and parcel of land measuring about 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza Gopalpur*, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, amongst other properties.

4. **Sale by Abdul Wahab Mondal to Sarari Begum:** By a Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No.10052 for the year 1988, the said Abdul Wahab Mondal sold and transferred All That piece and parcel of land measuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza Gopalpur*, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sarari Begum.
5. **Sale by Sarari Begum to Kariman Bibi & Md. Shah Mohammed Biswas:** By a Deed of Sale (*Bikroy Koabla*) dated 28.11.2001 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No.477, at Pages 64 to 74, being Deed No.8522 for the year 2002, the said Sarari Begum sold and transferred All That piece and parcel of land measuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza Gopalpur*, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Kariman Bibi & Md. Shah Mohammed Biswas.
6. **Sale by Kariman Bibi & Md. Shah Mohammed Biswas to Sneh Fincom Private Limited:** By an Indenture dated 13.08.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 13, being Deed No.00720 for the year 2008, the said Kariman Bibi & Md. Shah Mohammed Biswas sold and transferred All That piece and parcel of land measuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza Gopalpur*, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.
7. **Sale by Abdul Wahab Mondal to Sneh Fincom Private Limited:** By an Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006, the said Abdul Wahab Mondal sold and transferred All That piece and parcel of land measuring about 4



(four) *cottah* 8 (eight) *chittack*, more or less equivalent to 9 (nine) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365) and L.R. *Khatian* No.601 (in the name of Abdul Wahab Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.

8. **Sale by Abdul Hamid Mondal to Sneh Fincom Private Limited:** By an Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006, the said Abdul Hamid Mondal sold and transferred All That piece and parcel of land measuring about 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365) and L.R. *Khatian* No.3377 (in the name of Abdul Hamid Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.
9. **Absolute Ownership of Sneh Fincom Private Limited:** Thus, the said Sneh Fincom Private Limited became the absolute owner of All that piece and parcel of land measuring about 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 601, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas And 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No.5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.3377 (in the name of Abdul Hamid Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. Subsequently, Sneh Fincom Private Limited mutated its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No.6155.
10. **Sale to Palmview Promoters Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7604 to 7627, being Deed No. 04859 for the year 2014, the said Sneh Fincom Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less together with structures standing thereon, in 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Palmview Promoters Private Limited.
11. **Sale to Hillside Acres Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7628 to 7651, being Deed No.04860 for the year 2014, the said Sneh Fincom Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less together with structures standing thereon, in 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag*

No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillside Acres Private Limited.

12. **Sale to Limejuice Enclave Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7787 to 7811, being Deed No. 04867 for the year 2014, the said Sneh Fincom Private Limited sold and transferred (1) All That piece and parcel of land measuring about 1 (one) decimal, more or less together with structures standing thereon, in 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, And (2) All That piece and parcel of land measuring about 6.43 (six point four three) decimal, more or less together with structures standing thereon, in 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Limejuice Enclave Private Limited.

13. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3520:**

Purchase Deed	Vendor	Area Sold (in decimal)	Area Recorded (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04867 for the year 2014	Sneh Fincom Pvt. Ltd.	6.43	6.43	20	Limejuice Enclave Pvt. Ltd.	Limejuice Enclave Pvt. Ltd.	12019

14. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3521:**

Purchase Deed	Vendor	Area Sold (in decimal)	Area Recorded (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04867 for the year 2014	Sneh Fincom Pvt. Ltd.	1	1	20	Limejuice Enclave Pvt. Ltd.	Palmview Promoters Pvt. Ltd.	12019

**Conclusion:-**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

**Note:**

- A legible copy of Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988, is required.
- A legible copy of Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No. 10052 for the year 1988, is required.
- Subject to my observations, the Owner namely, Limejuice Enclave Private Limited has a marketable title to the Said Property.

**Schedule  
(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 6.43 (six point four three) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12019, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And All That piece and parcel of undivided *Sali* land measuring about 1 (one) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12019, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second Property**).

*Titil Dutta*

**TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 08.05.2025  
Place: Kolkata



### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as **Annexure A** hereto.

1. Deed of Sale (*Bikroy Koabla*) dated 18.02.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.21, at Pages 156 to 159, being Deed No. 974 for the year 1972
2. Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988
3. Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No.10052 for the year 1988
4. Deed of Sale (*Bikroy Koabla*) dated 28.11.2001 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No.477, at Pages 64 to 74, being Deed No.8522 for the year 2002
5. Indenture dated 13.08.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 13, being Deed No.00720 for the year 2008
6. Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006
7. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.10, at Pages 7787 to 7811, being Deed No. 04867 for the year 2014
8. L.R. Parcha in the name of Sneh FincomPrivate Limited
9. *Dag* Tathya of L.R. *Dag* Nos. 3520 and 3521

## Annexure B (Search)

### Index II

All That piece and parcel of undivided *Sali* land measuring about 6.43 (six point four three) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12019, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (First Property) And All That piece and parcel of undivided *Sali* land measuring about 1 (one) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12019, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Second Property)

Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

## Annexure C

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3520	20	3215 out of 10,000	6.43	Limejuice Enclave Private Limited	12019
3521	20	500 out of 10,000	1	Limejuice Enclave Private Limited	12019

Note: Originals/Photocopies/E-copies of *Dag Tathyas* are attached herewith, marked as "Annexure C"

**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## **TITLE REPORT**

**Re.:** All That piece and parcel of *Sali* land measuring about 21.875 (twenty one point eight seven five) decimal, more or less, out of 25 (thirty four) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3529, recorded in L.R. *Khatian* Nos. 8507, 8508, 11814 and 11815 (R.S. *Khatian* No. 2142), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Said Property**).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in **Annexure A** hereto.



#### Offices Where Searches Have Been Conducted

##### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

##### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

#### Title

1. **Ownership of Md. Galib:** By a Deed of Sale dated 30.09.1991, registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City) and recorded in Book No.I, Volume No.15, at Pages 387 to 394, being Deed No. 8431 for the year 1991, one Abdul Gaffar Middy, Abdul Bari Middy and Abdul Ajet Middy being the absolute owners of All That piece and parcel of land measuring about 5 (five) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142 and L.R. *Khatian* No. 1061, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, jointly sold the said land to Md. Galib.
2. **First Purchase by Pratyaksha Villa Private Limited:** By an Indenture of Conveyance dated 24.12.2012 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 64, at Pages 2410 to 2433, being Deed No.15966 for the year 2012, Md. Galib sold and transferred All That piece and parcel of land measuring about 5 (five) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142 and L.R. *Khatian* No. 1061, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Pratyaksha Villa Private Limited.
3. **Ownership of Sk Ansar Ali:** By an Indenture dated 30.01.2002 registered in the Office of the A.D.S.R.-Bidhannagar, recorded in Book No.I, Volume No. 115, at Pages 204 to 218, being Deed No.2124 for the year 2002, one Amena Bibi, Abdul Gaffar Middy, Abdul Bari Middy, Abdul Mujid Middy, Abdul Ajet Middy, Abdul Ahed Middy, Rabiya Bibi, Jamila Bibi, Rahima Bibi, Rabiya Bibi, Abdul Rezzak Middy, Abdul Ichak Middy, Abdul Ansar Middy, Abdul Asgar Middy, Rijiya Bibi, Supiya Bibi, Firoza Bibi and Tunija Bibi being the absolute owners of All That piece and parcel of land measuring about 3.875 (three point eight seven five) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142 in *Mouza*

Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, jointly sold the said land to Sk. Ansar Ali.

4. **Second Purchase by Pratyaksha Villa Private Limited:** By an Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013, Sk. Ansar Ali sold and transferred All That piece and parcel of land measuring about 1 (one) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Pratyaksha Villa Private Limited.
5. **Purchase by Alekshi Infraprojects Private Limited:** By an Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013, Sk. Ansar Ali sold and transferred All That piece and parcel of land measuring about 2.875 (two point eight seven five) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Alekshi Infraprojects Private Limited.
6. **Ownership of LGW Limited:** By an Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R.-Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 2, at Pages 43 to 54, being Deed No.38 for the year 2000, one Satish Chandra Ganguly being the absolute owner of All That piece and parcel of land measuring about 13 (thirteen) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, sold the said land to LGW Limited. Subsequent to the said purchase, the said LGW Limited mutated its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
7. **Purchase by Dadimata Marketing Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R.-Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3026 to 3040, being Deed No.13506 for the year 2012, LGW Limited sold and transferred All That piece and parcel of land measuring about 12 (twelve) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142 and L.R. *Khatian* No. 4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Dadimata Marketing Private Limited.
8. **Purchase by Darpad Dealers Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R.-Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2980 to 2994, being Deed No.13503 for the year 2012, LGW Limited sold and transferred All That piece and parcel of land



measuring about 1 (one) decimal, more or less, out of 25 (twenty five) decimal, in R.S. *Dag* No. 3529, recorded in R.S. *Khatian* No. 2142 and L.R. *Khatian* No. 4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Darpad Dealers Private Limited.

9. Purchase & Records of Right in R.S./L.R. *Dag* No. 3529:

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
15966 for the year 2012	Md. Galib	5	25	Pratyaksha Villa Private Limited	Pratyaksha Villa Private Limited	11814
00498 for the year 2013	Sk. Ansar Ali	1	25	Pratyaksha Villa Private Limited	Pratyaksha Villa Private Limited	11814
00498 for the year 2013	Sk. Ansar Ali	2.875	25	Alekshi Infraprojects Private Limited	Alekshi Infraprojects Private Limited	11815
13506 for the year 2012	LGW Limited	12	25	Dadimata Marketing Private Limited	Dadimata Marketing Private Limited	8508
13503 for the year 2012	LGW Limited	1	25	Darpad Dealers Private Limited	Darpad Dealers Private Limited	8507

Conclusion:

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owners, namely, Pratyaksha Villa Private Limited, Alekshi Infraprojects Private Limited, Dadimata Marketing Private Limited and Darpad Dealers Private Limited have a marketable title to the Said Property.



**Schedule**  
**(Said Property)**

All That piece and parcel of *Sali* land measuring about 21.875 (twenty one point eight seven five) decimal, more or less, out of 25 (thirty four) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3529, recorded in L.R. *Khatian* Nos. 8507, 8508, 11814 and 11815 (R.S. *Khatian* No. 2142), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**TITIL DUTTA**  
*Advocate*  
High Court, Calcutta

*Titil Dutta*

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 09.05.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Sale dated 30.09.1991, registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City) and recorded in Book No.I, Volume No.15, at Pages 387 to 394, being Deed No. 8431 for the year 1991
2. Indenture of Conveyance dated 24.12.2012 registered in the Office of the A.R.A. II, Kolkata, recorded in Book No.I, CD Volume No. 64, at Pages 2410 to 2433, being Deed No.15966 for the year 2012
3. Indenture dated 30.01.2002 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No. 115, at Pages 204 to 218, being Deed No.2124 for the year 2002
4. Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A. II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013
5. Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 2, at Pages 43 to 54, being Deed No.38 for the year 2000
6. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3026 to 3040, being Deed No.13506 for the year 2012
7. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2980 to 2994, being Deed No.13503 for the year 2012
8. *Dag* Tathya of L.R. *Dag* No. 3529

### Annexure B (Search)

#### Index II

All That piece and parcel of *Sali* land measuring about 21.875 (twenty one point eight seven five) decimal, more or less, out of 25 (thirty four) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3529, recorded in L.R. *Khatian* Nos. 8507, 8508, 11814 and 11815 (R.S. *Khatian* No. 2142), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

#### Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**  
**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Purchased (in decimal)	Area Recorded (in decimal)	Recorded Owner	L.R. Khatian
3529	25	2525 out of 10,000	6	6	Pratyaksha Villa Pvt. Ltd.	11814
3529	25	1150 out of 10,000	2.875	2.875	Alekshi Infraprojects Pvt. Ltd.	11815
3529	25	4600 out of 10,000	12	12	Dadimata Marketing Pvt. Ltd.	8508
3529	25	400 out of 10,000	1	1	Darpad Dealers Pvt. Ltd.	8507

Note: Originals of Search are attached herewith, marked as "Annexure C"

①



**TITIL DUTTA**  
Advocate

**Chamber:**  
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4, Government Place (North)  
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Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## **TITLE REPORT**

**Re.:** All That piece and parcel of *Sali* land measuring about 20 (twenty) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12016 and 12018 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Said Property**).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Kedar Mondal:** One Kedar Mondal was the sole and absolute owner of All That piece and parcel of land measuring about 34 (thirty-four) decimal, more or less, being the entirety of C.S. *Dag* No.5356 corresponding to R.S. *Dag* No.3582, recorded in R.S. *Khatian* No.1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Gift to Sukur Ali Mondal and Mohar Ali Mondal:** By a Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954, the said Kedar Mondal gifted and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of his sons, namely, Sukur Ali Mondal and Mohar Ali Mondal.
3. **Sale to Shefali Chakraborty:** By a Deed of Sale (*Bikroy Koabla*) dated 27.11.1964 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.134, at Pages 22 to 24, being Deed No.9035 for the year 1964, the said Sukur Ali Mondal and Mohar Ali Mondal sold and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Shefali Chakraborty.



4. **Sale to Abdul Hamid:** By a Deed of Sale (*Bikroy Kosbla*) dated 14.02.1975 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 6, at Pages 174 to 176, being Deed No. 1368 for the year 1975, the said Shefali Chakraborty sold and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Abdul Hamid.
5. **Mutation:** The said R.S. *Dag* No.3582 was numbered as L.R. *Dag* No.3582 in the present Land Reforms Record and the entirety of R.S./L.R. *Dag* No.3582 in *Mouza* Gopalpur, was recorded in the name of Abdul Hamid in records of the Land Reforms vide L.R. *Khatian* No.3376.
6. **Demise of Abdul Hamid:** The said Abdul Hamid, a Mohammedan, died intestate on 27.05.1995 leaving behind him surviving his wife, (1) Rahima Bibi, 4 (four) sons, namely, (2) Sk. Saiful Islam (3) Sk. Marfal Islam (4) Sk. Nazrul Islam (5) Sk. Sarifal Islam, 2 (two) daughters, namely, (6) Tahumina Khatun and (7) Firdousi Bibi (collectively Legal Heirs of Abdul Hamid), who jointly and in diverse share inherited the entirety of All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession.
7. **Sale to Arun Kumar Mohta:** By a Deed of Conveyance dated 26.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (salt Lake City), recorded in Book No.I, Volume No. 10, at Pages 262 to 278, being Deed No. 198 for the year 2003, the Legal Heirs of Abdul Hamid sold and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Arun Kumar Mohta.
8. **First Sale by Arun Kumar Mohta to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 9232 to 9244, being Deed No.07266 for the year 2009, the said Arun Kumar Mohta sold and transferred All That piece and parcel of land measuring about 17 (seventeen) decimal, more or less, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Rajaram Estate Private Limited.



9. **Second Sale by Arun Kumar Mohta to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 11177 to 11190, being Deed No.07267 for the year 2009, the said Arun Kumar Mohta sold and transferred All That remaining piece and parcel of land measuring about 17 (seventeen) decimal, more or less, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Rajaram Estate Private Limited.
10. **Mutation:** The said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 6250.
11. **Sale by Rajaram Estate Private Limited to Roxy Constructions Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7718 to 7740, being Deed No. 04864 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Roxy Constructions Private Limited.
12. **Mutation:** The said Roxy Constructions Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 12018.
13. **Sale by Rajaram Estate Private Limited to Awesome Promoters Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7764 to 7786, being Deed No. 04866 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Awesome Promoters Private Limited.
14. **Mutation:** The said Awesome Promoters Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 12016.

15. **Agreement by Awesome Promoters Private Limited:** By an Agreement For Sale dated 25.02.2025 registered in the Office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No. I, Volume No. 1504-2025, at Pages 21146 to 21168, being Deed No. 150400509 for the year 2025, the said Awesome Promoters Private Limited agreed to sell and transfer All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No. 12016, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Laxmi Angaan Private Limited.
16. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3582:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04864 for the year 2014	Rajaram Estate Pvt. Ltd.	10	34	Roxy Constructions Pvt. Ltd.	Roxy Constructions Pvt. Ltd.	12018
04866 for the year 2014	Rajaram Estate Pvt. Ltd.	10	34	Awesome Promoters Pvt. Ltd.	Awesome Promoters Pvt. Ltd.	12016

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

**Note:**

- Original copy of *Faraznama* in the name of Abdul Hamid is required to be verified.
- Subject to my observations, the Owners, namely, Roxy Constructions Private Limited and Awesome Promoters Private Limited have a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of *Sali* land measuring about 20 (twenty) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12016 and 12018 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 08.05.2025  
Place: Kolkata

TITIL DUTTA  
Advocate  
High Court, Calcutta



### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954
2. Deed of Sale (*Bikroy Kosbla*) dated 27.11.1964 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.134, at Pages 22 to 24, being Deed No.9035 for the year 1964
3. Deed of Sale (*Bikroy Kosbla*) dated 14.02.1975 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 6, at Pages 174 to 176, being Deed No. 1368 for the year 1975
4. Deed of Conveyance dated 26.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (salt Lake City), recorded in Book No.I, Volume No. 10, at Pages 262 to 278, being Deed No. 198 for the year 2003
5. Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 9232 to 9244, being Deed No.07266 for the year 2009
6. Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 11177 to 11190, being Deed No.07267 for the year 2009
7. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7718 to 7740, being Deed No. 04864 for the year 2014
8. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7764 to 7786, being Deed No. 04866 for the year 2014
9. Agreement For Sale dated 25.02.2025 registered in the Office of the A.D.S.R.-Bidhannagar, North 24 Parganas, recorded in Book No. I, Volume No. 1504-2025, at Pages 21146 to 21168, being Deed No. 150400509 for the year 2025
10. L.R. Parcha in the name of Rajaram Estate Private Limited
11. *Dag* Tathya of L.R. *Dag* No. 3582

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of *Sali* land measuring about 20 (twenty) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12016 and 12018 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

**Note:** Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3582	34	2941 out of 10,000	10	Roxy Constructions Pvt. Ltd.	12018
3582	34	2941 out of 10,000	10	Awesome Promoters Pvt. Ltd.	12016

**Note:** Originals of Search are attached herewith, marked as "Annexure C"

**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## TITLE REPORT

Re.: All That piece or parcel of *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No.3581, recorded in L.R. *Khatian* No.12017 (R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.



**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Nazimun Bibi:** By virtue of a Deed of Conveyance dated 07.12.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, being Deed No. 10037 for the year 1998, one Nazimun Bibi became the absolute owner of All That piece or parcel of land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale to Virtual Vyapaar Private Limited:** By a Deed of Conveyance dated 27.09.2005 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 10, being No. 5478 for the year 2005, Nazimun Bibi sold and transferred All That piece or parcel of land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Virtual Vyapaar Private Limited.
3. **First Sale to Hillarious Apartments Private Limited:** By a Deed of Conveyance dated 19.05.2006 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 15, being No. 6405 for the year 2006, Virtual Vyapaar Private Limited sold and transferred All That piece or parcel of land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428 and L.R. *Khatian* No. 2688, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillarious Apartments Private Limited.

4. **Ownership of Abdul Jabbar Mondal:** By virtue of a Deed of Sale dated 02.03.1999 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, being Deed No. 1490 for the year 1991, one Abdul Jabbar Mondal became the absolute owner of All That piece or parcel of land measuring about 7.5 (seven point five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
5. **Second Sale to Hillarious Apartments Private Limited:** By a Deed of Conveyance dated 18.11.2005 registered in the Office of the A.R.A.-II, North 24 Parganas, recorded in Book No. I, Volume No.1, at Pages 1 to 13, being No. 03111 for the year 2006, Abdul Jabbar Mondal sold and transferred All That piece or parcel of land measuring about 7.5 (seven point five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428 and L.R. *Khatian* Nos. 3337, 2688 and 798, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillarious Apartments Private Limited. Pertinent to mention herein that Abdul Jabbar Mondal purchased land measuring 2.5 (two point five) decimal, more or less, in excess in R.S. *Dag* No. 3581, hence the said Abdul Jabbar Mondal was the actual owner of land measuring 5 (five) decimal, more or less. Consequently, despite acquiring land measuring 7.5 (seven point five) decimal, more or less, Hillarious Apartments Private Limited was rightfully entitled to only land measuring 5 (five) decimal, more or less.
6. **Mutation:** The said Hillarious Apartments Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 6160.
7. **Sale to Shirley Ventures Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No.10, at Pages 7696 to 7717, being No. 04863 for the year 2014, Hillarious Apartments Private Limited sold and transferred All That piece or parcel of land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428 and L.R. *Khatian* No. 6160, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Shirley Ventures Private Limited.
8. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3581:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04863 for the year 2014	Hillarious Apartments Private Limited	10	20	Shirley Ventures Private Limited	Shirley Ventures Private Limited	12017

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owner, Shirley Ventures Private Limited has a marketable title to the Said Property.

**Schedule  
(Said Property)**

All That piece or parcel of *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12017 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*

**TITIL DUTTA**  
*Advocate*  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 10.05.2025  
Place: Kolkata



#### Annexure A

Photocopies of following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Conveyance dated 27.09.2005 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 10, being No. 5478 for the year 2005
2. Deed of Conveyance dated 19.05.2006 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 15, being No. 6405 for the year 2006
3. Deed of Conveyance dated 18.11.2005 registered in the Office of the A.R.A.-II, North 24 Parganas, recorded in Book No. I, Volume No.1, at Pages 1 to 13, being No. 03111 for the year 2006
4. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No.10, at Pages 7696 to 7717, being No. 04863 for the year 2014

#### Annexure B (Search)

##### Index II

All That piece or parcel of *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12017 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

##### Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

#### Annexure C

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3581	20	5000 out of 10,000	10	Shirley Ventures Private Limited	12017

Note: Originals of Search are attached herewith, marked as "Annexure C"

**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## TITLE REPORT

Re.: All That piece or parcel of *Sali* land measuring about 9 (nine) decimal, more or less, together with asbestos shed structure, out of 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S./L.R. *Dag* No. 3522, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 12046 (*Khanda Khatian* No. 2991, C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.



**Offices Where Searches Have Been Conducted**  
**Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Upendra Nath Ghosh:** One Upendra Nath Ghosh was the sole and absolute owner of All That piece or parcel of land measuring about 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. Out of the said land of 49 (forty-nine) decimal, R.S. *Dag* No. 3522 is comprised of land measuring 29 (twenty nine) decimal and R.S. *Dag* No. 3581 is comprised of land measuring 20 (twenty nine) decimal, in *Mouza* Gopalpur.
2. **Sale by Upendra Nath Ghosh to Akbar Ali Mondal:** By a Deed of Sale (*Bikroy Kobala*) dated 14.04.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 35, at Pages 289 to 291, being Deed No.2238 for the year 1972, the said Upendra Nath Ghosh sold and transferred All That piece or parcel of land measuring about 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of one Akbar Ali Mondal.
3. **Sale by Akbar Ali Mondal to Abdul Jabbar Mondal and Abdul Gaffar Mondal:** By a Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 253 to 256, being Deed No. 4184 for the year 1977, the said Akbar Ali Mondal sold and transferred All That piece or parcel of land measuring about 34 (thirty-four) decimal, more or less, out of 49 (forty-nine) decimal, more or less, in C.S. *Dag* Nos.5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian*



No. 1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Abdul Jabbar Mondal and Abdul Gaffar Mondal.

4. Sale by Akbar Ali Mondal to Hawa Bibi, Rokea Bibi and Kulchum Bibi: By a Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 257 to 260, being Deed No.4185 for the year 1977, the said Akbar Ali Mondal sold and transferred All That remaining piece or parcel of land measuring about 15 (thirty-four) decimal, more or less, out of 49 (forty-nine) decimal, more or less, in C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Hawa Bibi, Rokea Bibi and Kulchum Bibi.
5. Sale by Hawa Bibi, Rokea Bibi and Kulchum Bibi to Abdul Jabbar Mondal and Abdul Gaffar Mondal: By a Deed of Sale (*Bikroy Kobala*) dated 30.05.1990 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 86, at Pages 207 to 215, being Deed No.3881 for the year 1990, the said Hawa Bibi, Rokea Bibi and Kulchum Bibi jointly sold and transferred All That piece or parcel of land measuring about 15 (thirty-four) decimal, more or less, out of 49 (forty-nine) decimal, more or less, in C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Abdul Jabbar Mondal and Abdul Gaffar Mondal.
6. Absolute Ownership of Abdul Jabbar Mondal and Abdul Gaffar Mondal: By virtue of Deed No. 4184 for the year 1977 and Deed No. 3881 for the year 1990, the said Abdul Jabbar Mondal and Abdul Gaffar Mondal jointly became the absolute owners of All That piece or parcel of land measuring about 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No.1365 and R.S. *Khatian* No.1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
7. Sale by Abdul Jabbar Mondal and Abdul Gaffar Mondal to Madhusudan Kundu: Prior to the purchase of land measuring about 15 (fifteen) decimal, more or less, from the said Hawa Bibi, Rokea Bibi and Kulchum Bibi, the said Abdul Jabbar Mondal and Abdul Gaffar Mondal jointly sold and transferred All That piece or parcel of land measuring about 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S. *Dag* No. 3522, recorded in C.S. *Khatian* No.1365 and R.S. *Khatian* No.1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas by a Deed of Sale (*Bikroy Kobala*) dated 09.08.1985 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume

No.114F, at Pages 433 to 440, being Deed No. 6094 for the year 1985, in favour of one Madhusudan Kundu.

8. **Sale by Madhusudan Kundu to Abdul Borhan Mistry:** By a Deed of Sale (*Saf Bikroy Kobala*) dated 25.05.1993 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No. I, Volume No.89, at Pages 95 to 102, being Deed No. 4078 for the year 1993, the said Madhusudan Kundu sold and transferred All That piece or parcel of land measuring about 29 (twenty-nine) decimal, more or less, being the entirety of C.S. *Dag* No. 5766 corresponding to R.S. *Dag* No. 3522, recorded in C.S. *Khatian* No.1365 and R.S. *Khatian* No.1428 (*Khanda Khatian* No. 2991), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of one Abdul Borhan Mistry.
9. **Mutation:** The said R.S. *Dag* No.3522 was numbered as L.R. *Dag* No.3522 in the present Land Reforms Record and the name of Abdul Borhan Mistry was recorded in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4535.
10. **First Sale by Abdul Borhan Mistry to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 17.09.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No.1, at Pages 1 to 14, being Deed No. 03145 for the year 2006, the said Abdul Borhan Mistry sold and transferred All That piece or parcel of demarcated land measuring about 8.26 (eight point two six) decimal, more or less, out of 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S./L.R. *Dag* No. 3522, recorded in L.R. *Khatian* No. 4535 (R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24 Parganas, in favour of Rajaram Estate Private Limited.
11. **Second Sale by Abdul Borhan Mistry to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 11.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No.15, at Pages 11163 to 11176, being Deed No. 07265 for the year 2009, the said Abdul Borhan Mistry sold and transferred All That piece or parcel of land measuring about 10.37 (ten point three seven) decimal, more or less, out of 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S./L.R. *Dag* No. 3522, recorded in L.R. *Khatian* No. 4535 (R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24 Parganas, in favour of Rajaram Estate Private Limited.
12. **Third Sale by Abdul Borhan Mistry to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 11.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No.19, at Pages 9589 to 9601, being Deed No. 09400 for the year 2009, the said Abdul Borhan Mistry sold and transferred All That piece or parcel of land measuring about 10.37 (ten point three seven) decimal, more or less, out of 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S./L.R. *Dag* No. 3522, recorded in L.R. *Khatian* No.4535 (R.S. *Khatian* No.1428), in *Mouza* Gopalpur.



J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24 Parganas, in favour of Rajaram Estate Private Limited.

13. **Absolute Ownership of Rajaram Estate Private Limited:** By virtue of the said purchase deeds, the said Rajaram Estate Private Limited became the absolute owner of All That piece or parcel of land measuring about 29 (twenty-nine) decimal, more or less, being the entirety of R.S./L.R. *Dag* No.3522 (corresponding C.S. *Dag* No. 5766), recorded in L.R. *Khatian* No.4535 (R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas. Subsequently, the said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 6250.
14. **Sale by Rajaram Estate Private Limited to Skydome Housing Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. 1, CD Volume No.8, at Pages 4944 to 4966, being Deed No.03684 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece or parcel of land measuring about 9 (nine) decimal, more or less, together with asbestos shed structure, out of 29 (twenty-nine) decimal, more or less, in R.S./L.R. *Dag* No.3522 (corresponding C.S. *Dag* No. 5766), recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Skydome Housing Private Limited.
15. **Mutation:** The said Skydome Housing Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 12046.
16. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3522:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
03684 for the year 2014	Rajaram Estate Pvt. Ltd.	9	29	Skydome Housing Pvt. Ltd.	Skydome Housing Pvt. Ltd.	12046

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owner, Skydome Housing Private Limited has a marketable title to the Said Property.

7D



**Schedule**  
**(Said Property)**

All That piece or parcel of *Sali* land measuring about 9 (nine) decimal, more or less, together with asbestos shed structure, out of 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S./L.R. *Dag* No. 3522, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 12046 (*Khanda Khatian* No. 2991, C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

 **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/1009  
Date: 29.04.2025  
Place: Kolkata

### Annexure A

Photocopies of following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Sale (*Bikroy Kobala*) dated 14.04.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 35, at Pages 289 to 291, being Deed No. 2238 for the year 1972
2. Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 253 to 256, being Deed No. 4184 for the year 1977
3. Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 257 to 260, being Deed No. 4185 for the year 1977
4. Deed of Sale (*Bikroy Kobala*) dated 30.05.1990 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 86, at Pages 207 to 215, being Deed No. 3881 for the year 1990
5. Deed of Sale (*Bikroy Kobala*) dated 09.08.1985 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.114F, at Pages 433 to 440, being Deed No. 6094 for the year 1985
6. Deed of Sale (*Saf Bikroy Kobala*) dated 25.05.1993 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No. I, Volume No.89, at Pages 95 to 102, being Deed No. 4078 for the year 1993
7. Deed of Conveyance dated 17.09.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No.1, at Pages 1 to 14, being Deed No. 03145 for the year 2006
8. Deed of Conveyance dated 11.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No.15, at Pages 11163 to 11176, being Deed No. 07265 for the year 2009
9. Deed of Conveyance dated 11.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No.19, at Pages 9589 to 9601, being Deed No. 09400 for the year 2009
10. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No.8, at Pages 4944 to 4966, being Deed No.03684 for the year 2014
11. L.R. *Parcha* in the name of Rajaram Estate Private Limited
12. *Dag Tathya* of L.R. *Dag* 3522

**Annexure B  
(Search)**

**Index II**

All That piece or parcel of *Sali* land measuring about 9 (nine) decimal, more or less, together with asbestos shed structure, out of 29 (twenty-nine) decimal, more or less, in C.S. *Dag* No. 5766 corresponding to R.S./L.R. *Dag* No. 3522, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 12046 (*Khanda Khatian* No. 2991, C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas.

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

**Note:** Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3522	29	3104 out of 10,000	9	Skydome Housing Pvt. Ltd.	12046

**Note:** Originals of Search are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
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Ph No. 9674484991

### **TITLE REPORT**

**Re.:** All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* No. 8509 (R.S. *Khatian* No. 1850), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

TD.

**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Khatejan Bibi:** One Khatejan Bibi was the absolute owner of All That piece and parcel of land measuring about 2.46 (two point four six) acres, more or less, comprised in several *dags*, recorded in C.S. *Khatian* No. 1608 and R.S. *Khatian* No. 1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. The said Khatejan Bibi, a Mohammedan, died intestate leaving behind surviving her heirs and successors who jointly inherited the entire property left by the said Khatejan Bibi, as per the Muslim Law of Succession.
2. **Deed of Partition:** By a Deed of Partition dated 11.04.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 41, at Pages 182 to 200, being Deed No.3115 for the year 1968, the legal heirs and successors of Late Khatejan Bibi mutually partitioned their properties and demarcated their individual shares as mentioned in the said Deed of Partition. The land of 2.46 (two point four six) acres, more or less, comprised in several *dags*, recorded in C.S. *Khatian* No. 1608 and R.S. *Khatian* No. 1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas was allotted to one Abdul Rahim, son of Late Khatejan Bibi.
3. **Sale by Abdul Rahim:** By a Deed of Sale (*Bikroy Kobala*) dated 05.01.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.13, at Pages 52 to 54, being Deed No.70 for the year 1973, Abdul Rahim sold All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Ram Chandra Keswani.



4. **Sale by Ram Chandra Keswani:** By a Deed of Sale dated 09.03.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.22, at Pages 42 to 44, being Deed No. 1713 for the year 1973, Ram Chandra Keswani sold All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306 corresponding to R.S. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Madanmohan Banerjee and Meghnath Banerjee. Subsequently, the said Madanmohan Banerjee and Meghnath Banerjee recorded their names in the records of the Land Reforms Settlement vide L.R. *Khatian* Nos. 2087 and 2257.
5. **Demise of Madanmohan Banerjee:** Madanmohan Banerjee, a Hindu, died intestate, leaving behind him surviving his wife, (1) Ashrukana Debi, only son, (2) Saibal Banerjee and 2 (two) daughters, namely, (3) Krishna Roy and (4) Jhumka Chakraborty, as his only legal heirs and successors who jointly and in equal share inherited the entire undivided half share of Late Madanmohan Banerjee in All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306 corresponding to R.S. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, as per the Hindu Law of Succession.
6. **Sale to M/s. LGW Limited:** By an Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 499, at Pages 26 to 62, being Deed No. 08831 for the year 2003, Ashrukana Debi, Saibal Banerjee, Krishna Roy, Jhumka Chakraborty and Meghnath Banerjee jointly sold All That piece and parcel of land measuring about 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* Nos. 2087 and 2257 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to M/s. LGW Limited.
7. **Mutation:** M/s. LGW Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
8. **Sale to Sushobhan Properties Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3041 to 3055, being Deed No. 13507 for the year 2012, M/s. LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, in 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-



Gopalpur Municipality, District North 24 Parganas, to Sushobhan Properties Private Limited.

9. Mutation: Sushobhan Properties Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 8509.

10. Purchase & Records of Right:

Owner	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Sushobhan Properties Pvt. Ltd.	12	12	8509

Conclusion:

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

Note:

- Deed of Partition dated 11.04.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 41, at Pages 182 to 200, being Deed No.3115 for the year 1968 is required to be verified.
- Deed of Sale dated 09.03.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.22, at Pages 42 to 44, being Deed No. 1713 for the year 1973 is required to be verified.
- Legal Heirship Certificate in the name of Madanmohan Banerjee is required to be verified.

Subject to my observations, the Owner, Sushobhan Properties Private Limited has a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* No. 8509 (R.S. *Khatian* No. 1850), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

 **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 29.04.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Deed of Sale (*Bikroy Kobala*) dated 05.01.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.13, at Pages 52 to 54, being Deed No.70 for the year 1973
2. Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 499, at Pages 26 to 62, being Deed No. 08831 for the year 2003
3. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3041 to 3055, being Deed No. 13507 for the year 2012
4. L.R. *Dag Tathya*

### Annexure B (Search)

#### Index II

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* No. 8509 (R.S. *Khatian* No. 1850), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat Gopalpur Municipality, District North 24 Parganas

Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

### Annexure C

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3530	80	1500 out of 10,000	12	Sushobhan Properties Pvt. Ltd.	8509

Note: Originals of Search are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## **TITLE REPORT**

**Re.:** All That piece and parcel of *Sali* land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S./L.R. *Dag* No. 3528, recorded in L.R. *Khatian* No.12085, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Innat Ali Mondal:** One Innat Ali Mondal was the sold and absolute owner of All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528, recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Demise of Innat Ali Mondal:** Innat Ali Mondal, a Mohammedan, died intestate leaving behind him surviving his 6 (six) sons, namely, (1) Abdul Kader Mondal (2) Yusuf Ali Mondal (3) Kutubuddin Mondal (4) Siddik Ali Mondal (5) Yachin Ali Mondal (6) Fikkar Ali Mondal and 3 (three) daughters namely, (7) Tachlima Bibi (8) Saleha Bibi and (9) Aleya Bibi, as his only legal heirs and successors who jointly and in diverse share inherited the entirety of All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528, recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession.
3. **Absolute Ownership of Yachin Ali Mondal:** Thus, by virtue of inheritance, the said Yachin Ali Mondal became the absolute owner of All That piece and parcel of land measuring about 1.87 (one point eight seven) decimal, more or less, in 14 (fourteen) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528, recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
4. **Sale to Vachi Nirmaan Private Limited:** By an Indenture dated 24.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 4, at Pages 1563 to 1584, being Deed No.00886 for the year 2013, the said Yachin Ali Mondal sold and transferred All That piece and parcel of land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528,

recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Vachi Nirmaan Private Limited.

5. Purchase & Records of Right in R.S./L.R. *Dag* No. 3528:

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
00886 for the year 2013	Yachin Ali Mondal	1.87	28	Vachi Nirmaan Pvt. Ltd.	Vachi Nirmaan Pvt. Ltd.	12085

Conclusion:

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owner, Vachi Nirmaan Private Limited has a marketable title to the Said Property.

Schedule  
(Said Property)

All That piece and parcel of *Sali* land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S./L.R. *Dag* No. 3528, recorded in L.R. *Khatian* No. 12085, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas.

*Titil Dutta*

TITIL DUTTA  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 10.05.2025  
Place: Kolkata



### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Indenture dated 24.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.1, CD Volume No. 4, at Pages 1563 to 1584, being Deed No.00886 for the year 2013
2. *Faraznama* in the name of Innat Ali Mondal
3. *Dag* Tathya of L.R. *Dag* No. 3528

### Annexure B (Search)

#### Index II

All That piece and parcel of *Sali* land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S./L.R. *Dag* No. 3528, recorded in L.R. *Khatian* No. 12085, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

#### Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

### Annexure C

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Purchased (in decimal)	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3528	28	667 out of 10,000	1.87	1.87	Vachi Nirmaan Pvt. Ltd.	12085

Note: Originals of Search are attached herewith, marked as "Annexure C"

**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## **TITLE REPORT**

**Re.:** All That piece or parcel of demarcated *Sali* land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12031 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Upendra Nath Ghosh:** One Upendra Nath Ghosh was the sole and absolute owner of All That piece or parcel of land measuring about 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. Out of the said land of 49 (forty-nine) decimal, R.S. *Dag* No. 3522 is comprised of entire land of 29 (twenty nine) decimal and R.S. *Dag* No. 3581 is comprised of entire land of 20 (twenty nine) decimal, in *Mouza* Gopalpur.
2. **Sale by Upendra Nath Ghosh to Akbar Ali Mondal:** By a Deed of Sale (*Bikroy Kobala*) dated 14.04.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 35, at Pages 289 to 291, being Deed No. 2238 for the year 1972, the said Upendra Nath Ghosh sold and transferred All That piece or parcel of land measuring about 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of one Akbar Ali Mondal.
3. **Sale by Akbar Ali Mondal to Abdul Jabbar Mondal and Abdul Gaffar Mondal:** By a Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 253 to 256, being Deed No. 4184 for the year 1977, the said Akbar Ali Mondal sold and transferred All That piece or parcel of land measuring about 34 (thirty-four) decimal, more or less, out of 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat



(now Airport), District North 24 Parganas in favour of Abdul Jabbar Mondal and Abdul Gaffar Mondal.

4. **Sale by Akbar Ali Mondal to Hawa Bibi, Rokea Bibi and Kulchum Bibi:** By a Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 257 to 260, being Deed No. 4185 for the year 1977, the said Akbar Ali Mondal sold and transferred All That remaining piece or parcel of land measuring about 15 (thirty-four) decimal, more or less, out of 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Hawa Bibi, Rokea Bibi and Kulchum Bibi.
5. **Sale by Hawa Bibi, Rokea Bibi and Kulchum Bibi to Abdul Jabbar Mondal and Abdul Gaffar Mondal:** By a Deed of Sale (*Bikroy Kobala*) dated 30.05.1990 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 86, at Pages 207 to 215, being Deed No. 3881 for the year 1990, the said Hawa Bibi, Rokea Bibi and Kulchum Bibi jointly sold and transferred All That piece or parcel of land measuring about 15 (thirty-four) decimal, more or less, out of 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Abdul Jabbar Mondal and Abdul Gaffar Mondal.
6. **Absolute Ownership of Abdul Jabbar Mondal and Abdul Gaffar Mondal:** By virtue of Deed No. 4184 for the year 1977 and Deed No. 3881 for the year 1990, the said Abdul Jabbar Mondal and Abdul Gaffar Mondal jointly became the absolute owners All That piece or parcel of land measuring about 49 (forty-nine) decimal, more or less, being the entirety of C.S. *Dag* Nos. 5766 and 5768 corresponding to R.S. *Dag* Nos. 3522 and 3581 respectively, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
7. **Sale by Abdul Jabbar Mondal and Abdul Gaffar Mondal to Rina Nandi:** Prior to the purchase of land measuring about 15 (fifteen) decimal, more or less, from the said Hawa Bibi, Rokea Bibi and Kulchum Bibi, the said Abdul Jabbar Mondal and Abdul Gaffar Mondal jointly sold and transferred All That piece or parcel of demarcated land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S. *Dag* No. 3581, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas by a Deed of Sale (*Bikroy Kobala*) dated 09.08.1985 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 115F, at Pages 111 to 116, being Deed No. 6115 for the year 1985, in favour of one Rina Nandi.

8. **Sale by Rina Nandi to Asmat Ali:** By a Deed of Sale (*Saf Bikroy Kobala*) dated 03.02.1989 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No. I, Volume No. 17, at Pages 437 to 442, being Deed No. 821 for the year 1989, the said Rina Nandi sold and transferred All That piece or parcel of demarcated land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S. *Dag* No. 3581, recorded in C.S. *Khatian* No. 1365 and R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24 Parganas, in favour of one Asmat Ali.
9. **Mutation:** The said R.S. *Dag* No.3581 was numbered as L.R. *Dag* No.3581 in the present Land Reforms Record and the said share of Asmat Ali of land measuring about 5 (five) decimal, more or less, was recorded in the records of the Land Reforms vide L.R. *Khatian* No. 4479.
10. **Sale by Asmat Ali to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 17.09.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No. 1, at Pages 1 to 13, being Deed No. 03109 for the year 2006, the said Asmat Ali sold and transferred All That piece or parcel of demarcated land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 4479 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24 Parganas, in favour of Rajaram Estate Private Limited.
11. **Mutation:** The said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 6250.
12. **Sale by Rajaram Estate Private Limited to Kejriwal Real Estate Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7675 to 7695, being Deed No. 04862 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece or parcel of demarcated land measuring about 5 (five) decimal, more or less, together with asbestos shed structure, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No.6250 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Kejriwal Real Estate Private Limited.
13. **Mutation:** The said Kejriwal Real Estate Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 12031.



14. **Absolute Ownership of Kejriwal Real Estate Private Limited:** In the aforesaid events and circumstances, the said Kejriwal Real Estate Private Limited has become the sole and absolute owner of All That piece or parcel of demarcated land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12031 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas.

15. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3581:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04862 for the year 2014	Rajaram Estate Pvt. Ltd.	5	20	Kejriwal Real Estate Pvt. Ltd.	Kejriwal Real Estate Pvt. Ltd.	12031

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owner, Kejriwal Real Estate Private Limited has a marketable title to the Said Property.

**Schedule  
(Said Property)**

All That piece or parcel of demarcated *Sali* land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12031 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*

**TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 24.04.2025  
Place: Kolkata



#### Annexure A

Photocopies of following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Sale (*Bikroy Kobala*) dated 14.04.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 35, at Pages 289 to 291, being Deed No. 2238 for the year 1972
2. Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 253 to 256, being Deed No. 4184 for the year 1977
3. Deed of Sale (*Bikroy Kobala*) dated 04.07.1977 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 96, at Pages 257 to 260, being Deed No. 4185 for the year 1977
4. Deed of Sale (*Bikroy Kobala*) dated 30.05.1990 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 86, at Pages 207 to 215, being Deed No. 3881 for the year 1990
5. Deed of Sale (*Bikroy Kobala*) dated 09.08.1985 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 115F, at Pages 111 to 116, being Deed No. 6115 for the year 1985
6. Deed of Sale (*Saf Bikroy Kobala*) dated 03.02.1989 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No. I, Volume No. 17, at Pages 437 to 442, being Deed No. 821 for the year 1989
7. Deed of Conveyance dated 17.09.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, CD Volume No. 1, at Pages 1 to 13, being Deed No. 03109 for the year 2006
8. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7675 to 7695, being Deed No. 04862 for the year 2014
9. L.R. Parcha in the name of Rajaram Estate Private Limited
10. L.R. Parcha in the name of Kejriwal Real Estate Private Limited

**Annexure B  
(Search)**

**Index II**

All That piece or parcel of demarcated *Sali* land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12031 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3581	20	2500 out of 10,000	5	Kejriwal Real Estate Pvt. Ltd.	12031

Note: Originals of Search are attached herewith, marked as "Annexure C"

70

**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## **TITLE REPORT**

**Re.:** All That piece and parcel of *Sali* land measuring about 14 (fourteen) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12031 and 12033 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

TD.



**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Kedar Mondal:** One Kedar Mondal was the sole and absolute owner of All That piece and parcel of land measuring about 34 (thirty-four) decimal, more or less, being the entirety of C.S. *Dag* No.5356 corresponding to R.S. *Dag* No.3582, recorded in R.S. *Khatian* No.1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Gift to Sukur Ali Mondal and Mohar Ali Mondal:** By a Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954, the said Kedar Mondal gifted and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of his sons, namely, Sukur Ali Mondal and Mohar Ali Mondal.
3. **Sale to Shefali Chakraborty:** By a Deed of Sale (*Bikroy Koabla*) dated 27.11.1964 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.134, at Pages 22 to 24, being Deed No.9035 for the year 1964, the said Sukur Ali Mondal and Mohar Ali Mondal sold and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Shefali Chakraborty.
4. **Sale to Abdul Hamid:** By a Deed of Sale (*Bikroy Koabla*) dated 14.02.1975 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 6, at Pages 174 to 176, being Deed No. 1368 for the year 1975, the said Shefali Chakraborty sold and transferred All That piece and parcel of land measuring about 34 (thirty four)

decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Abdul Hamid.

5. **Mutation:** The said R.S. *Dag* No.3582 was numbered as L.R. *Dag* No.3582 in the present Land Reforms Record and the entirety of R.S./L.R. *Dag* No.3582 in *Mouza* Gopalpur, was recorded in the name of Abdul Hamid in records of the Land Reforms vide L.R. *Khatian* No.3376.
6. **Demise of Abdul Hamid:** The said Abdul Hamid, a Mohammedan, died intestate on 27.05.1995 leaving behind him surviving his wife, (1) Rahima Bibi, 4 (four) sons, namely, (2) Sk. Saiful Islam (3) Sk. Marfal Islam (4) Sk. Nazrul Islam (5) Sk. Sarifal Islam, 2 (two) daughters, namely, (6) Tahumina Khatun and (7) Firdousi Bibi (collectively Legal Heirs of Abdul Hamid), who jointly and in diverse share inherited the entirety of All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession.
7. **Sale to Arun Kumar Mohta:** By a Deed of Conveyance dated 26.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (salt Lake City), recorded in Book No.I, Volume No. 10, at Pages 262 to 278, being Deed No. 198 for the year 2003, the Legal Heirs of Abdul Hamid sold and transferred All That piece and parcel of land measuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Arun Kumar Mohta.
8. **First Sale by Arun Kumar Mohta to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 9232 to 9244, being Deed No.07266 for the year 2009, the said Arun Kumar Mohta sold and transferred All That piece and parcel of land measuring about 17 (seventeen) decimal, more or less, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Rajaram Estate Private Limited.
9. **Second Sale by Arun Kumar Mohta to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 11177 to 11190, being Deed No.07267 for the year 2009, the said Arun Kumar Mohta sold and transferred All That remaining piece and parcel of land measuring about 17 (seventeen) decimal, more or less, out of 34 (thirty four) decimal,



more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Rajaram Estate Private Limited.

10. **Mutation:** The said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 6250.
11. **First Sale by Rajaram Estate Private Limited to Kejriwal Real Estate Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7581 to 7603, being Deed No. 04858 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Kejriwal Real Estate Private Limited.
12. **Second Sale by Rajaram Estate Private Limited to Kejriwal Real Estate Private Limited:** By a Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7652 to 7674, being Deed No. 04861 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of land measuring about 4 (four) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No.5356 corresponding to R.S./L.R. *Dag* No.3582, recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Kejriwal Real Estate Private Limited.
13. **Mutation:** The said Kejriwal Real Estate Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* Nos. 12031 and 12033.
14. **Absolute Ownership of Kejriwal Real Estate Private Limited:** In the aforesaid events and circumstances, the said Kejriwal Real Estate Private Limited has become the sole and absolute owner of All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12031 and 12033 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas.



15. Purchase & Records of Right in R.S./L.R. *Dag* No. 3582:

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04861 for the year 2014	Rajaram Estate Pvt. Ltd.	4	34	Kejriwal Real Estate Pvt. Ltd.	Kejriwal Real Estate Pvt. Ltd.	12031
04858 for the year 2014	Rajaram Estate Pvt. Ltd.	10	34	Kejriwal Real Estate Pvt. Ltd.	Kejriwal Real Estate Pvt. Ltd.	12033

Conclusion:

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

Note:

- Original copy of *Farsaznama* in the name of Abdul Hamid is required to be verified.
- Subject to my observations, the Owner, Kejriwal Real Estate Private Limited has a marketable title to the Said Property.

Schedule  
(Said Property)

All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12031 and 12033 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas



TITIL DUTTA  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 24.04.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed, and marked as Annexure A hereto.

1. Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954
2. Deed of Sale (*Bikroy Koabla*) dated 27.11.1964 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.134, at Pages 22 to 24, being Deed No.9035 for the year 1964
3. Deed of Sale (*Bikroy Koabla*) dated 14.02.1975 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 6, at Pages 174 to 176, being Deed No. 1368 for the year 1975
4. Deed of Conveyance dated 26.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (salt Lake City), recorded in Book No.I, Volume No. 10, at Pages 262 to 278, being Deed No. 198 for the year 2003
5. Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 9232 to 9244, being Deed No.07266 for the year 2009
6. Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 11177 to 11190, being Deed No.07267 for the year 2009
7. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7581 to 7603, being Deed No. 04858 for the year 2014
8. Deed of Conveyance dated 08.09.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages 7652 to 7674, being Deed No. 04861 for the year 2014
9. L.R. Parcha in the name of Rajaram Estate Private Limited
10. *Dag* Tathya of L.R. *Dag* No. 3582

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12031 and 12033 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3582	34	2941 out of 10,000	10	Kejriwal Real Estate Pvt. Ltd.	12033
3582	34	1176 out of 10,000	4	Kejriwal Real Estate Pvt. Ltd.	12031

Note: Originals of Search are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

Chamber:  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

### TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 48 (forty-eight) decimal, more or less together with asbestos shed structures, out of 55 (fifty-five) decimal, comprised in C.S. *Dag* No. 5289/5764 corresponding to R.S./L.R. *Dag* No. 3509, recorded in L.R. *Khatian* Nos. 8494, 8493, 8492 and 8490 (R.S. *Khatian* No. 1026), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat Gopalpur Municipality, District North 24 Parganas (Said Property).

Scope of Limitation: The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

### Offices Where Searches Have Been Conducted

#### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2008 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

#### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

### Title

1. **First Ownership of LGW Limited:** By an Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.2, at Pages 55 to 68, being Deed No. 39 for the year 2000, one Satish Chandra Ganguly sold All That piece and parcel of land measuring about 22 (twenty-two) decimal, more or less together with structures standing thereon, out of land measuring 55 (fifty-five) decimal, in C.S. *Dag* No. 5289/5764 corresponding to R.S. *Dag* No. 3509, recorded in C.S. *Khatian* No. 1197 and R.S. *Khatian* No. 1026, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.
2. **Second Ownership of LGW Limited:** By an Indenture of Conveyance dated 14.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.142, at Pages 213 to 236, being Deed No. 02593 for the year 2002, one Subal Paul sold All That piece and parcel of land measuring about 8.3 (eight point three) decimal, more or less together with structures standing thereon, out of land measuring 55 (fifty-five) decimal, in C.S. *Dag* No. 5289/5764 corresponding to R.S. *Dag* No. 3509, recorded in C.S. *Khatian* No. 1197 and R.S. *Khatian* No. 1026, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.



3. **Third Ownership of LGW Limited:** By an Indenture of Conveyance dated 23.04.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.276, at Pages 31 to 66, being Deed No. 05011 for the year 2002, one Abdul Wohab Molla, Anju Manora Bibi, Sirajuddin Mondal, Khabir Mondal and Jamaluddin Mondal jointly sold All That piece and parcel of land measuring about 24.82 (twenty-four point eight two) decimal, more or less together with structures standing thereon, out of land measuring 55 (fifty-five) decimal, in C.S. *Dag* No. 5289/5764 corresponding to R.S. *Dag* No. 3509, recorded in C.S. *Khatian* No. 1197 and R.S. *Khatian* No. 1026, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.
4. **Mutation:** The said R.S. *Dag* No.3509 was numbered as L.R. *Dag* No.3509 in the present Land Reforms Record and the said share of LGW Limited was recorded in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
5. **Absolute Ownership of LGW Limited:** Thus, in the above mentioned events and circumstances, the said LGW Limited became the absolute owner of All That piece and parcel of land measuring about 55 (fifty-five) decimal, more or less, being the entirety of C.S. *Dag* No.5289/5764 corresponding to R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
6. **Sale to Ajanya Plaza Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2485 to 2500, being Deed No. 13481 for the year 2012, the said LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 55 (fifty-five) decimal, more or less, in R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Ajanya Plaza Private Limited.
7. **Sale to Sushobhan Plaza Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2948 to 2953, being Deed No. 13501 for the year 2012, the said LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 55 (fifty-five) decimal, more or less, in R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835 in *Mouza*



Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Sushobhan Plaza Private Limited.

8. **Sale to Sushobhan Builders Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2964 to 2979, being Deed No. 13502 for the year 2012, the said LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 55 (fifty-five) decimal, more or less, in R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Sushobhan Builders Private Limited.
9. **Sale to Sushobhan Construction Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3105 to 3120, being Deed No. 13511 for the year 2012, the said LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 55 (fifty-five) decimal, more or less, in R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Sushobhan Construction Private Limited.

10. **Purchase & Records of Right:**

Purchase Deed / Year	Purchaser	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Deed No. 13481 for the year 2012	Ajanya Plaza Private Limited	12	12	8494
Deed No. 13501 for the year 2012	Sushobhan Plaza Private Limited	12	12	8493
Deed No. 13502 for the year 2012	Sushobhan Builders Private Limited	12	12	8490
Deed No. 13511 for the year 2012	Sushobhan Construction Private Limited	12	12	8492

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

Subject to my observations, the Owners, namely, Ajanya Plaza Private Limited, Sushobhan Plaza Private Limited, Sushobhan Builders Private Limited and Sushobhan Construction Private Limited, has a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 48 (forty-eight) decimal, more or less together with asbestos shed structures, out of 55 (fifty-five) decimal, comprised in C.S. *Dag* No. 5289/5764 corresponding to R.S./L.R. *Dag* No. 3509, recorded in L.R. *Khatian* Nos. 8494, 8493, 8492 and 8490 (R.S. *Khatian* No. 1026), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta* **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 30.04.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.2, at Pages 55 to 68, being Deed No. 39 for the year 2000
2. Indenture of Conveyance dated 14.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.142, at Pages 213 to 236, being Deed No. 02593 for the year 2002
3. Indenture of Conveyance dated 23.04.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.276, at Pages 31 to 66, being Deed No. 05011 for the year 2002
4. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2485 to 2500, being Deed No. 13481 for the year 2012
5. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2948 to 2953, being Deed No. 13501 for the year 2012
6. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2964 to 2979, being Deed No. 13502 for the year 2012
7. an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3105 to 3120, being Deed No. 13511 for the year 2012
8. L.R. *Dag Tathya*

10



**Annexure B**  
**(Search)**

**Index II**

All That piece and parcel of undivided *Sali* land measuring about 48 (forty-eight) decimal, more or less together with asbestos shed structures, out of 55 (fifty-five) decimal, comprised in C.S. *Dag* No. 5289/5764 corresponding to R.S./L.R. *Dag* No. 3509, recorded in L.R. *Khatian* Nos. 8494, 8493, 8492 and 8490 (R.S. *Khatian* No. 1026), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

**Note:** Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3509	55	2181 out of 10,000	12	Ajanya Plaza Pvt. Ltd.	8494
3509	55	2181 out of 10,000	12	Sushobhan Plaza Pvt. Ltd.	8493
3509	55	2181 out of 10,000	12	Sushobhan Builders Pvt. Ltd.	8490
3509	55	2181 out of 10,000	12	Sushobhan Construction Pvt. Ltd.	8492

**Note:** Originals of Search/Tathya are attached herewith, marked as "Annexure C"

**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 62 (sixty-two) decimal, comprised in C.S. *Dag* No. 5289 corresponding to R.S./L.R. *Dag* No. 3508, recorded in L.R. *Khatian* No. 8498 (R.S. *Khatian* No. 1825), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

### Offices Where Searches Have Been Conducted

#### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE:- Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

#### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

### Title

1. **First Ownership of LGW Limited:** By an Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.2, at Pages 55 to 68, being Deed No. 39 for the year 2000, one Satish Chandra Ganguly sold All That piece and parcel of land measuring about 45.5 (forty five point five) decimal, more or less together with structures standing thereon, out of land measuring 62 (sixty-two) decimal, in C.S. *Dag* No. 5289 corresponding to R.S. *Dag* No. 3508, recorded in C.S. *Khatian* No. 1692 and R.S. *Khatian* No.1825, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.
2. **Second Ownership of LGW Limited:** By an Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.499, at Pages 1 to 25, being Deed No. 08830 for the year 2003, one Prabir Kumar Saha, Paritosh Saha, Kahama Rani Saha, Mukul Kumar Saha sold All That piece and parcel of land measuring about 16.5 (sixteen point five) decimal, more or less together with structures standing thereon, out of land measuring 62 (sixty-two) decimal, in C.S. *Dag* No. 5289 corresponding to R.S. *Dag* No.3508, recorded in C.S.



*Khatian* No.1692 and R.S. *Khatian* No.1825, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.

3. **Mutation:** The said R.S. *Dag* No.3508 was numbered as L.R. *Dag* No.3508 in the present Land Reforms Record and the said share of LGW Limited was recorded in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
4. **Absolute Ownership of LGW Limited:** Thus, in the above mentioned events and circumstances, the said LGW Limited became the absolute owner of All That piece and parcel of land measuring about 62 (sixty-two) decimal, more or less, being the entirety of C.S. *Dag* No.5289 corresponding to R.S./L.R. *Dag* No.3508, recorded in R.S. *Khatian* No.1825 and L.R. *Khatian* No.4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
5. **Sale to Ajanya Properties Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2531 to 2546, being Deed No. 13484 for the year 2012, the said LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 62 (sixty-two) decimal, more or less, in R.S./L.R. *Dag* No. 3508, recorded in R.S. *Khatian* No.1825 and L.R. *Khatian* No.4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Ajanya Properties Private Limited.
6. **Mutation:** Ajanya Properties Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 8498.
7. **Purchase & Records of Right:**

Owner	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Ajanya Properties Pvt. Ltd.	12	12	8498

TD


Conclusion:

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

Subject to my observations, the Owner, Ajanya Properties Private Limited has a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 62 (sixty-two) decimal, comprised in C.S. *Dag* No. 5289 corresponding to R.S./L.R. *Dag* No. 3508, recorded in L.R. *Khatian* No. 8498 (R.S. *Khatian* No. 1825), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

 **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 30.04.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.2, at Pages 55 to 68, being Deed No. 39 for the year 2000
2. Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.499, at Pages 1 to 25, being Deed No. 08830 for the year 2003
3. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2531 to 2546, being Deed No. 13484 for the year 2012
4. L.R. *Dag Tathya*

### Annexure B (Search)

#### Index II

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 62 (sixty-two) decimal, comprised in C.S. *Dag* No. 5289 corresponding to R.S./L.R. *Dag* No. 3508, recorded in L.R. *Khatian* No. 8498 (R.S. *Khatian* No. 1825), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

#### Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

### Annexure C

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3508	62	1935 out of 10,000	12	Ajanya Properties Pvt. Ltd.	8498

Note: Originals of Search/Tathya are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

**Chamber:**  
Room No. 918, 9<sup>th</sup> Floor  
The Olisa Offices  
4, Government Place (North)  
Kolkata-700001  
Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
[adv.titildutta@gmail.com](mailto:adv.titildutta@gmail.com)  
Ph No. 9674484991

## TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 30 (thirty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 12051, 12052 and 12053 (R.S. *Khatian* No. 1822), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

TD

**Offices Where Searches Have Been Conducted**

**Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Sukur Ali Mondal and Mohar Ali Mondal:** By a Deed of Gift (*Hebabil Ewajnama*) registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954, one Kedar Mondal gifted and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat (now Airport), District North 24 Parganas, to his sons, namely, Sukur Ali Mondal and Mohar Ali Mondal.
2. **Sale to Ramchand Keshwani:** By a Deed of Sale (*Bikroy Koabla*) dated 29.01.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 20, at Pages 64 to 66, being Deed No. 611 for the year 1968, the said Sukur Ali Mondal and Mohar Ali Mondal sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Ramchand Keshwani.
3. **Sale to Chaiyyad Ali Mondal:** By a Deed of Sale (*Bikroy Koabla*) dated 07.05.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 63, at Pages 86 to 88, being Deed No. 4024 for the year 1968, the said Ramchand Keshwani sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S.



*Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Chaityad Ali Mondal.

4. **Demise of Chaityad Ali Mondal:** Chaityad Ali Mondal, a Mohammedan, died intestate leaving behind him surviving his 2 (two) sons, namely, Anar Ali and Mokshed Ali as his only legal heirs and successors who jointly and in equal share inherited the entirety of All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession. The said C.S. *Dag* No.5303 in *Mouza* Gopalpur was subsequently renumbered as R.S. *Dag* No.3527 and during the last current settlement, the same continues to be numbered as L.R. *Dag* No.3527.
5. **Sale to Akbar Gain alias Akabar Ali Gain:** By a Deed of Sale (*Bikroy Koabla*) dated 17.05.1994 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 65, at Pages 203 to 208, being Deed No. 2931 for the year 1994, the said Anar Ali and Mokshed Ali sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Akbar Gain alias Akabar Ali Gain.
6. **Mutation:** Akbar Gain alias Akabar Ali Gain recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 149/1.
7. **Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 25.08.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 13, being Deed No.2982 for the year 2006, the said Akbar Gain alias Akabar Ali Gain sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No.149/1, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Rajaram Estate Private Limited.
8. **Mutation:** Rajaram Estate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 6250.



9. **Sale to Bhujadhari Apartment Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4989 to 5010, being Deed No. 03686 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land measuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Bhujadhari Apartment Private Limited.
10. **Mutation:** Bhujadhari Apartment Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 12053.
11. **Sale to Astdurga Promoters Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5011 to 5032, being Deed No.03687 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land measuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Astdurga Promoters Private Limited.
12. **Mutation:** Astdurga Promoters Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 12051.
13. **Sale to Bhavsakti Realestate Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5033 to 5064, being Deed No.03688 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land measuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Bhavsakti Realestate Private Limited.
14. **Mutation:** Bhavsakti Realestate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 12052.

15. Purchase & Records of Right:

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
03686 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Bhujadhari Apartment Pvt. Ltd.	Bhujadhari Apartment Pvt. Ltd.	12053
03687 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Astdurga Promoters Pvt. Ltd.	Astdurga Promoters Pvt. Ltd.	12051
03688 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Bhavsakti Realestate Pvt. Ltd.	Bhavsakti Realestate Pvt. Ltd.	12052

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.


**Note:**

- Original copy of Faraznama in the name of Chaiyyad Ali Mondal is required to be verified.
- By virtue of the aforesaid deeds of conveyance, the Owners have purchased land measuring 30 (thirty) decimal, more or less, in R.S./L.R. *Dag* No.3527, in *Mouza* Gopalpur whereas official land records indicate land measuring 30.0241 (thirty point zero two four one) decimal, more or less, is recorded in the present records of the Land Reforms Settlement.
- Subject to my observations, the Owners namely, Bhavsakti Realestate Private Limited, Astdurga Promoters Private Limited and Bhujadhari Apartment Private Limited have a marketable title to the Said Property.

TD.

Schedule  
(Said Property)

All That piece and parcel of *Sali* land measuring about 30 (thirty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 12051, 12052 and 12053 (R.S. *Khatian* No. 1822), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

 **TITIL DUTTA**  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 23.04.2025  
Place: Kolkata



### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954
2. Deed of Sale (*Bikroy Koabla*) dated 29.01.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.20, at Pages 64 to 66, being Deed No. 611 for the year 1968
3. Deed of Sale (*Bikroy Koabla*) dated 07.05.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.63, at Pages 86 to 88, being Deed No.4024 for the year 1968
4. Deed of Sale (*Bikroy Koabla*) dated 17.05.1994 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 65, at Pages 203 to 208, being Deed No. 2931 for the year 1994
5. Deed of Conveyance dated 25.08.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 13, being Deed No.2982 for the year 2006
6. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4989 to 5010, being Deed No. 03686 for the year 2014
7. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5011 to 5032, being Deed No.03687 for the year 2014
8. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5033 to 5064, being Deed No.03688 for the year 2014
9. L.R. Parcha in the name of Rajaram Estate Private Limited
10. L.R. Parcha in the name of Bhavsakti Realestate Private Limited
11. L.R. Parcha in the name of Astdurga Promoters Private Limited
12. L.R. Parcha in the name of Bhujadhari Apartment Private Limited
13. *Dag* Tathya of L.R. *Dag* No. 3527

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of *Sali* land measuring about 30 (thirty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 12051, 12052 and 12053 (R.S. *Khatian* No. 1822), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3527	113	884 out of 10,000	9.9892	Astdurga Promoters Private Limited	12051
3527	113	884 out of 10,000	9.9892	Bhavsakti Realestate Private Limited	12052
3527	113	889 out of 10,000	10.0457	Bhujadhari Apartment Private Limited	12053

Note: Originals of Search are attached herewith, marked as "Annexure C"

**TITIL DUTTA**  
Advocate

**Chamber:**  
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The Olisa Offices  
4, Government Place (North)  
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Ph No. 9674484991

### TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 20 (twenty) decimal, more or less, out of 48 (forty-eight) decimal, comprised in C.S. *Dag* No.5302 corresponding to R.S./L.R. *Dag* No.3526, recorded in L.R. *Khatian* Nos. 12032 and 12034 (R.S. *Khatian* No.1626), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

#### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

TD



#### Offices Where Searches Have Been Conducted

##### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

##### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

#### Title

1. **Ownership of Rahim Bux Mondal:** By a Deed of Sale (*Saf Bikroy Kobala*) dated 20.02.1951 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.1, Volume No.19, at Pages 150 to 151, being Deed No. 1076 for the year 1951, one Sharzan Bibi and Fakir Ali Mondal jointly sold All That piece and parcel of land measuring about 48 (forty-eight) decimal, more or less, being the entirety of C.S. *Dag* No.5302 corresponding to R.S. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 (C.S. *Khatian* Nos. 1535 and 1538), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Rahim Bux Mondal.
2. **Demise of Rahim Bux Mondal:** Rahim Bux Mondal, a Mohammedan, died intestate leaving behind him surviving wife, (1) Amena Bibi *alias* Amena Khatun, 5 (five) sons, namely, (2) Md. Ibrahim Mondal, (3) Md. Alauddin Mondal, (4) Md. Rafikul Islam *alias* Rafik Islam *alias* Md. Rafik Mondal, (5) Md. Musaa Mondal *alias* Muchha Mondal, (6) Md. Icha Mondal, 5 (five) daughters, namely, (7) Rahila Bibi *alias* Abdur Ruhila Bibi, (8) Ujiron Bibi, (9) Mehrun Bibi, (10) Bachiran Bibi *alias* Basiran Bibi *alias* Molya Basiran Bibi and (11) Hajira Khatun, as his legal heirs and successors who jointly inherited the entirety of All That piece and parcel of land measuring about 48 (forty-eight) decimal, more or less, being the entirety of C.S. *Dag* No.5302 corresponding to R.S. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 (C.S. *Khatian* Nos. 1535 and 1538), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, as per the Muslim Law of Succession.

TD

3. **Entitlement of Legal Heirs of Rahim Bux Mondal in R.S. Dag No. 3526:** The entitlement of all legal heirs of Late Rahim Bux Mondal in C.S. Dag No.5302 corresponding to R.S. Dag No.3526, recorded in R.S. Khatian No.1626 (C.S. Khatian Nos. 1535 and 1538), in Mouza Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas is as follows:

Name	Relationship with Rahim Bux Mondal	Share in Dag
Amena Bibi	Wife	6 decimal
Md. Ibrahim Mondal	Son	5.6 decimal
Md. Alauddin Mondal	Son	5.6 decimal
Md. Rafikul Islam	Son	5.6 decimal
Md. Mussa Mondal	Son	5.6 decimal
Md. Icha Mondal	Son	5.6 decimal
Rahila Bibi	Daughter	2.8 decimal
Ujiron Bibi	Daughter	2.8 decimal
Mehrun Bibi	Daughter	2.8 decimal
Bachiran Bibi	Daughter	2.8 decimal
Hajira Khatun	Daughter	2.8 decimal
	Total	48 decimal

4. **Sale to Abdul Mohit:** By a Deed of Sale (Bengali *Kobala*) dated 21.01.1981 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 40, being Deed No. 301 for the year 1981, Amena Bibi *alias* Amena Khatun, Md. Ibrahim Mondal, Md. Alauddin Mondal, Md. Rafikul Islam *alias* Rafik Islam *alias* Md. Rafik Mondal, Md. Mussa Mondal *alias* Muchha Mondal, jointly sold All That piece and parcel of land measuring about 10 (ten) *cottah* equivalent to 16.5 (sixteen point five) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in C.S. Dag No.5302 corresponding to R.S. Dag No.3526, recorded in R.S. Khatian No.1626 (C.S. Khatian Nos. 1535 and 1538), in Mouza Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Abdul Mohit.
5. **Mutation:** Abdul Mohit recorded his name in the records of the Land Reforms Settlement vide L.R. Khatian No. 3048/1.
6. **Sale by Abdul Mohit:** By a Deed of Conveyance dated 15.12.2005 registered in the Office of the A.R.A-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 12, being Deed No. 11367 for the year 2006, Abdul Mohit sold All That piece and parcel of land measuring about 10 (ten) *cottah* equivalent to 16.5 (sixteen point five) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in C.S. Dag No.5302 corresponding to R.S. Dag No.3526, recorded in R.S. Khatian No.1626 and L.R. Khatian No. 3048/1, in Mouza Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.



7. **Demise of Hajira Khatun:** The said Hajira Bibi, a Mohammedan, died intestate on 27.11.1996 as a spinster leaving behind surviving her said mother, 1) Amena Bibi *alias* Amena Khatun, 5 (five) brothers, namely, (2) Md. Ibrahim Mondal, (3) Md. Alauddin Mondal, (4) Md. Rafikul Islam *alias* Rafik Islam *alias* Md. Rafik Mondal, (5) Md. Mussa Mondal *alias* Muchha Mondal, (6) Md. Icha Mondal, 5 (five) sisters, namely, (7) Rahila Bibi *alias* Abdur Ruhila Bibi, (8) Ujiron Bibi, (9) Mehrun Bibi, (10) Bachiran Bibi *alias* Basiran Bibi *alias* Molya Basiran Bibi, as her only legal heirs and successors who jointly inherited the entire right, title and interest of Late Hajira Khatun in the said C.S. *Dag* No.5302 corresponding to R.S. *Dag* No.3526, in *Mouza* Gopalpur.
8. **Entitlement of Legal Heirs of Hajira Khatun in R.S. *Dag* No. 3526:** The entitlement of all legal heirs of Late Hajira Khatun in C.S. *Dag* No.5302 corresponding to R.S. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 (C.S. *Khatian* Nos. 1535 and 1538), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas is as follows:

Name	Relationship with Rahim Bux Mondal	Share in <i>Dag</i>
Amena Bibi	Mother	0.47 decimal
Md. Ibrahim Mondal	Brother	0.332 decimal
Md. Alauddin Mondal	Brother	0.332 decimal
Md. Rafikul Islam	Brother	0.332 decimal
Md. Mussa Mondal	Brother	0.332 decimal
Md. Icha Mondal	Brother	0.332 decimal
Rahila Bibi	Sister	0.167 decimal
Ujiron Bibi	Sister	0.167 decimal
Mehrun Bibi	Sister	0.167 decimal
Bachiran Bibi	Sister	0.167 decimal
	<b>Total</b>	<b>2.8 decimal (approx.)</b>

9. **Mutation:** Rahila Bibi *alias* Abdur Ruhila Bibi recorded her name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 2665 & Bachiran Bibi *alias* Basiran Bibi *alias* Molya Basiran Bibi recorded her name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 1860.
10. **Sale by Rahila Bibi *alias* Abdur Ruhila Bibi & Bachiran Bibi *alias* Basiran Bibi *alias* Molya Basiran Bibi:** By an Indenture of Conveyance dated 26.07.2007 registered in the Office of the A.R.A-II, Kolkata, recorded in Book No.1, Volume No.1, at Pages 1 to 15, being Deed No. 637 for the year 2008, Rahila Bibi *alias* Abdur Ruhila Bibi & Bachiran Bibi *alias* Basiran Bibi *alias* Molya Basiran Bibi jointly sold All That piece and parcel of land measuring about 5.5968 (five point five nine six eight) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in R.S./L.R. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 and L.R. *Khatian* Nos. 2665 and 1860, in *Mouza* Gopalpur, J.L. No.2, Police



Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.

11. **Absolute Ownership of Sneh Fincom Private Limited:** Thus, by virtue of purchase vide Deed No. 11367 for the year 2006 and Deed No. 637 for the year 2008, the said Sneh Fincom Private Limited became the sole and absolute owner of All That piece and parcel of undivided *Sali* land measuring about 22.0968 (twenty two point zero nine six eight) decimal, more or less, out of 48 (forty eight) decimal, comprised in R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No. 6155 (in the name of Sneh Fincom Private Limited), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas.
12. **Sale to Baglamukhi Realtors Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 8, at Pages 4714 to 4739, being Deed No. 03674 for the year 2014, Sneh Fincom Private Limited sold and transferred All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, in 22.0968 (twenty two point zero nine six eight) decimal, more or less, out of 48 (forty eight) decimal, comprised in R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Baglamukhi Realtors Private Limited.
13. **Sale to Apnapan Realestate Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 8, at Pages 4763 to 4788, being Deed No. 03676 for the year 2014, Sneh Fincom Private Limited sold and transferred All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, in 22.0968 (twenty two point zero nine six eight) decimal, more or less, out of 48 (forty eight) decimal, comprised in R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Apnapan Realestate Private Limited.
14. **Sale to Amal Agarwala:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 8, at Pages 4862 to 4877, being Deed No. 03680 for the year 2014, Sneh Fincom Private Limited sold and transferred All That piece and parcel of undivided *Sali* land measuring about 2.5968 (ten) decimal, more or less, in 22.0968 (twenty two point zero nine six eight) decimal, more or less, out of 48 (forty eight) decimal, comprised in R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Amal Agarwala.

[Note: After the sale of land measuring about 20 (twenty) decimal, more or less, in favour of Baglamukhi Realtors Private Limited and Apnapan Realestate Priavte Limited, the said Sneh Fincom Private Limited was left with land measuring about 2.0968 (two point zero nine six eight) decimal, more or less, whereas Sneh Fincom Private Limited sold land measuring about 2.5968 (ten) decimal, more or less, to Amal Agarwala. Hence, Snef Fincom Private Limited sold land measuring about 0.5 (zero point five) decimal, more or less, in excess in favour of Amal Agarwala]

15. **Mutation:** Md. Alauddin Mondal recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 361.
16. **Sales by Md. Alauddin Mondal:** By a Deed of Sale (*Saf Bikroy Kobala*) dated 22.12.2009 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No.12, at Pages 13096 to 13112, being Deed No. 11530 for the year 2009, Md. Alauddin sold All That piece and parcel of land masuring about 1.65 (one point six five) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in R.S./L.R. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 and L.R. *Khatian* No. 361, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Israfil Mondal And by a Deed of Sale (*Saf Bikroy Kobala*) 04.07.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No.12, at Pages 4941 to 4952, being Deed No. 08459 for the year 2012, Md. Alauddin sold All That piece and parcel of land masuring about 1.35 (one point three five) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in R.S./L.R. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 and L.R. *Khatian* No. 361, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Israfil Mondal.
17. **Mutation:** Amena Bibi recorded her name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 315.
18. **Sale by Amena Bibi:** By a Deed of Sale (*Saf Bikroy Kobala*) dated 09.02.2011 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No.3, at Pages 9830 to 9842, being Deed No. 01551 for the year 2011, Amena Bibi sold All That piece and parcel of land masuring about 3 (three) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in R.S./L.R. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 and L.R. *Khatian* No. 315, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Israfil Mondal.
19. **Mutation:** Md. Icha Mondal recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 473.
20. **Sale by Md. Icha Mondal:** By a Deed of Sale (*Saf Bikroy Kobala*) dated 01.08.2011 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 16, at Pages 5671 to 5681, being Deed No. 08792 for the year 2011,



Md. Icha Mondal sold All That piece and parcel of land measuring about 1.65 (one point six five) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in R.S./L.R. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 and L.R. *Khatian* No. 473, in *Mouza* Gopspur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Israfil Mondal.

21. **Demise of Md. Ibrahim Mondal:** The said Md. Ibrahim Mondal, one of the sons of Late Rahim Bux Mondal, a Mohammedan, died intestate on 06.02.2013 leaving behind him surviving his wife, 1) Majida Bibi, 4 (four) sons, namely, (2) Ismail Mondal, (3) Israil Mondal, (4) Israfil Mondal, (5) Rahul Amin, 7 (seven) daughters, namely, (6) Anoyara Bibi, (7) Jahanara Bibi, (8) Manowara Bibi, (9) Rehena Khatun, (10) Runa Khatun, (11) Rojina Khatun, (12) Sarjina Bibi, as his only legal heirs and successors who jointly inherited the entire right, title and interest of Late Md. Ibrahim Mondal in the said C.S. *Dag* No.5302 corresponding to R.S. *Dag* No.3526, in *Mouza* Gopalpur, as per the Muslim Law of Succession.

22. **Sale by Amena Bibi & Others:** By a Deed of Conveyance dated 29.04.2014 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 26, at Pages 2357 to 2396, being Deed No. 05595 for the year 2014, Amena Bibi *alias* Amena Khatun, Md. Alauddin Mondal, Md. Rafikul Islam *alias* Rafik Islam *alias* Md. Rafik Mondal, Md. Mussa Mondal *alias* Muchha Mondal, Md. Icha Mondal, Rahila Bibi *alias* Abdur Ruhila Bibi, Ujiron Bibi, Mehrun Bibi, Bachiran Bibi *alias* Basiran Bibi *alias* Molya Basiran Bibi, Majida Bibi, Ismail Mondal, Israil Mondal, Israfil Mondal, Rahul Amin, Anoyara Bibi, Jahanara Bibi, Manowara Bibi, Rehena Khatun, Runa Khatun, Rojina Khatun, Sarjina Bibi jointly sold All That piece and parcel of land measuring about 26 (twenty-six) decimal, more or less, out of 48 (forty-eight) decimal, more or less, in R.S./L.R. *Dag* No.3526, recorded in R.S. *Khatian* No.1626 and L.R. *Khatian* Nos. 361, 473, 492, 2276, 2374, 2443, 3351 and 8208, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Lenient Barter Private Limited, Squash Enclave Private Limited and Helot Hirise Private Limited.

23. **Purchase & Records of Right:**

Owner	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Baglamukhi Realtors Pvt. Ltd.	10	10	12034
Apnapan Realestate Pvt. Ltd.	10	10	12032

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.



Note:

- Original copy of Faraznama in the name of Rahim Bux Mondal is required to be verified.
- Original copy of Faraznama in the name of Md. Ibrahim Mondal is required to be verified.
- Original copy of Faraznama in the name of Hajira Bibi *alias* Hajiron Bibi is required to be verified.
- The entire *dag* is purchased by Baglamukhi Realtors Private Limited, Apnapan Realestate Private Limited, Amal Agarwala, Lenient Barter Private Limited, Squash Enclave Private Limited and Helot Hirise Private Limited, and also recorded in the names of the said owners having their respective shares therein. Whereas, the names of Meherun Khatun (0.816 dec.), Muchha Mondal (1.6416 dec.), Israfil Mondal (0.0912 dec.) are still found to be recorded in the records of the Land Reforms Settlement vide L.R. *Khatian* Nos. 2276, 2374 and 8208.
- Subject to my observations, the Owners namely, Baglamukhi Realtors Private Limited, Apnapan Realestate Private Limited, Amal Agarwala, Lenient Barter Private Limited, Squash Enclave Private Limited and Helot Hirise Private Limited have a marketable title to the Said Property.

Schedule  
(Said Property)

All That piece and parcel of undivided *Sali* land measuring about 20 (twenty) decimal, more or less, out of 48 (forty-eight) decimal, comprised in C.S. *Dag* No.5302 corresponding to R.S./L.R. *Dag* No.3526, recorded in L.R. *Khatian* Nos. 12032 and 12034 (R.S. *Khatian* No.1626), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*

TITIL DUTTA  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 28.04.2025  
Place: Kolkata

#### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Deed of Sale (*Saf Bikroy Kobala*) dated 20.02.1951 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.19, at Pages 150 to 151, being Deed No. 1076 for the year 1951
2. Deed of Sale (*Bengali Kobala*) dated 21.01.1981 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 40, being Deed No. 301 for the year 1981
3. Deed of Conveyance dated 15.12.2005 registered in the Office of the A.R.A-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 12, being Deed No. 11367 for the year 2006
4. Indenture of Conveyance dated 26.07.2007 registered in the Office of the A.R.A-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 15, being Deed No. 637 for the year 2008
5. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 8, at Pages 4714 to 4739, being Deed No. 03674 for the year 2014
6. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 8, at Pages 4763 to 4788, being Deed No. 03676 for the year 2014
7. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 8, at Pages 4862 to 4877, being Deed No. 03680 for the year 2014
8. Deed of Sale (*Saf Bikroy Kobala*) dated 22.12.2009 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No.12, at Pages 13096 to 13112, being Deed No. 11530 for the year 2009
9. Deed of Sale (*Saf Bikroy Kobala*) 04.07.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No.12, at Pages 4941 to 4952, being Deed No. 08459 for the year 2012
10. Deed of Sale (*Saf Bikroy Kobala*) dated 09.02.2011 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No.3, at Pages 9830 to 9842, being Deed No. 01551 for the year 2011
11. Deed of Sale (*Saf Bikroy Kobala*) dated 01.08.2011 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 16, at Pages 5671 to 5681, being Deed No. 08792 for the year 2011
12. Deed of Conveyance dated 29.04.2014 registered in the Office of the A.R.A-II, Kolkata, recorded in Book No.I, CD Volume No. 26, at Pages 2357 to 2396, being Deed No. 05595 for the year 2014
13. L.R. *Dag Tathya*

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of undivided *Sali* land measuring about 20 (twenty) decimal, more or less, out of 48 (forty-eight) decimal, comprised in C.S. *Dag* No.5302 corresponding to R.S./L.R. *Dag* No.3526, recorded in L.R. *Khatian* Nos. 12032 and 12034 (R.S. *Khatian* No.1626), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

**Note:** Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3526	48	2083 out of 10,000	10	Baglsmukhi Realtors Pvt. Ltd.	12034
3526	48	2083 out of 10,000	10	Apnapan Realestate Pvt. Ltd.	12032
3526	48	525 out of 10,000	2.52	Amal Agarwala	12043
3526	48	1806 out of 10,000	8.67	Lenient Barter Pvt. Ltd.	12082
3526	48	1807 out of 10,000	8.67	Squash Enclave Pvt. Ltd.	12083
3526	48	1806 out of 10,000	8.67	Helot Hirise Pvt. Ltd.	12084

**Note:** Originals of Search are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

**Chamber:**  
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Email: [titildutta275@gmail.com](mailto:titildutta275@gmail.com),  
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Ph No. 9674484991

## TITLE REPORT

**Re.:** All That piece and parcel of undivided *Sali* land measuring about 7.12 (seven point one two) decimal, more or less together with asbestos shed structure out of 55 (fifty-five) decimal, comprised in C.S. *Dag* No. 5289/5764 corresponding to R.S./L.R. *Dag* No. 3509, recorded in L.R. *Khatian* No. 8491 (R.S. *Khatian* No. 1026), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### Production Of Documents Of Title

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

### Offices Where Searches Have Been Conducted

#### Registration Offices (1994 to 2025)

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

#### Block Land And Land Reforms Office, Rajarhat, North 24 Parganas

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

### Title

1. **First Ownership of LGW Limited:** By an Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.1, Volume No.2, at Pages 55 to 68, being Deed No. 39 for the year 2000, one Satish Chandra Ganguly sold All That piece and parcel of land measuring about 22 (twenty-two) decimal, more or less together with structures standing thereon, out of land measuring 55 (fifty-five) decimal, in C.S. *Dag* No. 5289/5764 corresponding to R.S. *Dag* No. 3509, recorded in C.S. *Khatian* No. 1197 and R.S. *Khatian* No. 1026, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.
2. **Second Ownership of LGW Limited:** By an Indenture of Conveyance dated 14.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.1, Volume No.142, at Pages 213 to 236, being Deed No. 02593 for the year 2002, one Subal Paul sold All That piece and parcel of land measuring about 8.3 (eight point three) decimal, more or less together with structures standing thereon, out of land measuring 55 (fifty-five) decimal, in C.S. *Dag* No. 5289/5764 corresponding to R.S. *Dag* No. 3509, recorded in C.S. *Khatian* No. 1197 and R.S. *Khatian* No. 1026, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.

3. **Third Ownership of LGW Limited:** By an Indenture of Conveyance dated 23.04.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.276, at Pages 31 to 66, being Deed No. 05011 for the year 2002, one Abdul Wohab Molla, Anju Manoara Bibi, Sirajuddin Mondal, Khabir Mondal and Jamaluddin Mondal jointly sold All That piece and parcel of land measuring about 24.82 (twenty-four point eight two) decimal, more or less together with structures standing thereon, out of land measuring 55 (fifty-five) decimal, in C.S. *Dag* No. 5289/5764 corresponding to R.S. *Dag* No. 3509, recorded in C.S. *Khatian* No. 1197 and R.S. *Khatian* No. 1026, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.
4. **Mutation:** The said R.S. *Dag* No.3509 was numbered as L.R. *Dag* No.3509 in the present Land Reforms Record and the said share of LGW Limited was recorded in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
5. **Absolute Ownership of LGW Limited:** Thus, in the above mentioned events and circumstances, the said LGW Limited became the absolute owner of All That piece and parcel of land measuring about 55 (fifty-five) decimal, more or less, being the entirety of C.S. *Dag* No.5289/5764 corresponding to R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
6. **Sale to Chirantan Devcon Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2995 to 3009, being Deed No. 13504 for the year 2012, the said LGW Limited sold All That piece and parcel of land measuring about 7.12 (seven point one two) decimal, more or less together with a asbestos shed structure standing thereon, out of 55 (fifty-five) decimal, more or less, in R.S./L.R. *Dag* No.3509, recorded in R.S. *Khatian* No. 1026 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Chirantan Devcon Private Limited.
7. **Mutation:** Chirantan Devcon Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 8491.



**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

Subject to my observations, the Owner, Chirantan Devcon Private Limited has a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 7.12 (seven point one two) decimal, more or less together with asbestos shed structure out of 55 (fifty-five) decimal, comprised in C.S. *Dag* No. 5289/5764 corresponding to R.S./L.R. *Dag* No. 3509, recorded in L.R. *Khatian* No. 8491 (R.S. *Khatian* No. 1026), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*

**TITIL DUTTA**  
*Advocate*  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 10.05.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as **Annexure A** hereto.

1. Indenture of Conveyance dated 31.12.1999 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.2, at Pages 55 to 68, being Deed No. 39 for the year 2000
2. Indenture of Conveyance dated 14.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.142, at Pages 213 to 236, being Deed No. 02593 for the year 2002
3. Indenture of Conveyance dated 23.04.2002 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.276, at Pages 31 to 66, being Deed No. 05011 for the year 2002
4. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2995 to 3009, being Deed No. 13504 for the year 2012
5. L.R. *Dag Tathya*

**Annexure B  
(Search)**

**Index II**

All That piece and parcel of undivided *Sali* land measuring about 7.12 (seven point one two) decimal, more or less together with asbestos shed structure out of 55 (fifty-five) decimal, comprised in C.S. *Dag* No. 5289/5764 corresponding to R.S./L.R. *Dag* No. 3509, recorded in L.R. *Khatian* No. 8491 (R.S. *Khatian* No. 1026), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

**Offices Where Searches Have Been Conducted:**

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

**Note:** Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.

**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

L.R. <i>Dag</i>	Total Area (in decimal)	Share in <i>Dag</i>	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3509	55	1276 out of 10,000	7	Chirantan Devcon Private Limited	8491

**Note:** Originals of Search/Tathya are attached herewith, marked as "Annexure C"



**TITIL DUTTA**  
Advocate

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Ph No. 9674484991

## **TITLE REPORT**

**Re.:** All That piece and parcel of undivided *Sali* land measuring about 34 (thirty four) decimal, more or less together with asbestos shed structure, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* Nos. 8501, 8502 and 8507 (R.S. *Khatian* No. 1850), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (Said Property).

**Scope of Limitation:** The scope of the report is limited by the following general parameters.

I have assumed that the documents provided:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the owners relating to such issue;
- c) have not been superseded by any other document not made available to me for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to me and the conformity of such copies or extracts submitted to me with that of the original documents.

Valuation and physical verification of the land are not part of my scope of work so no physical verification of the said land has been made by me.

To the extent possible, I have relied upon search, documents and records provided by the owners / representatives of the owners and this Report is being prepared solely based on those.

The accuracy of the Title Report necessarily depends on the search and documents as furnished to me and information provided to me during the course of our discussion being true complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

This report is addressed to and is solely for the benefit of my Client and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this Report with or without my consent.

### **Production Of Documents Of Title**

Inspection of photocopies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned in Annexure A hereto.

**Offices Where Searches Have Been Conducted  
Registration Offices (1994 to 2025)**

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat, North 24 Parganas
- Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

*NOTE: Prior to 2008, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Offices by my representatives. For the period from 2008 onwards, for electronic documents, representatives are not given access to the Index in the Registration Office and have to rely on information/copies supplied by Registration Office personnel. Hence, the search reports remain subjective with regard to Indices from 2002 onwards.*

For result/analysis of search, please refer to detail of Annexure B hereto.

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

- L.R. Record

For result/analysis of search, please refer to detail of Annexure C hereto.

**Title**

1. **Ownership of Khatejan Bibi:** One Khatejan Bibi was the absolute owner of All That piece and parcel of land measuring about 2.46 (two point four six) acres, more or less, comprised in several *dags*, recorded in C.S. *Khatian* No. 1608 and R.S. *Khatian* No. 1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. The said Khatejan Bibi, a Mohammedan, died intestate leaving behind surviving her heirs and successors who jointly inherited the entire property left by the said Khatejan Bibi, as per the Muslim Law of Succession.
2. **Deed of Partition:** By a Deed of Partition dated 11.04.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 41, at Pages 182 to 200, being Deed No.3115 for the year 1968, the legal heirs and successors of Late Khatejan Bibi mutually partitioned their properties and demarcated their individual shares as mentioned in the said Deed of Partition. The land of 2.46 (two point four six) acres, more or less, comprised in several *dags*, recorded in C.S. *Khatian* No. 1608 and R.S. *Khatian* No. 1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas was allotted to one Abdul Rahim, son of Late Khatejan Bibi.
3. **Sale by Abdul Rahim:** By a Deed of Sale (*Bikroy Kobala*) dated 05.01.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.13, at Pages 52 to 54, being Deed No.70 for the year 1973, Abdul Rahim sold All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Ram Chandra Keswani.
4. **Sale by Ram Chandra Keswani:** By a Deed of Sale dated 09.03.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.22, at Pages 42 to 44, being Deed No. 1713 for the year 1973, Ram Chandra Keswani sold All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the



entirety of C.S. *Dag* No.5306 corresponding to R.S. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Madanmohan Banerjee and Meghnath Banerjee. Subsequently, the said Madanmohan Banerjee and Meghnath Banerjee recorded their names in the records of the Land Reforms Settlement vide L.R. *Khatian* Nos. 2087 and 2257.

5. **Demise of Madanmohan Banerjee:** Madanmohan Banerjee, a Hindu, died intestate, leaving behind him surviving his wife, (1) Ashrukana Debi, only son, (2) Saibal Banerjee and 2 (two) daughters, namely, (3) Krishna Roy and (4) Jhumka Chakraborty, as his only legal heirs and successors who jointly and in equal share inherited the entire undivided half share of Late Madanmohan Banerjee in All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306 corresponding to R.S. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, as per the Hindu Law of Succession.
6. **Sale to M/s. LGW Limited:** By an Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 499, at Pages 26 to 62, being Deed No. 08831 for the year 2003, Ashrukana Debi, Saibal Banerjee, Krishna Roy, Jhumka Chakraborty and Meghnath Banerjee jointly sold All That piece and parcel of land measuring about 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* Nos. 2087 and 2257 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to M/s. LGW Limited.
7. **Mutation:** M/s. LGW Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
8. **Sale to Darpad Dealers Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2980 to 2994, being Deed No. 13503 for the year 2012, M/s. LGW Limited sold All That piece and parcel of land measuring about 10 (ten) decimal, more or less together with a asbestos shed structure standing thereon, in 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Darpad Dealers Private Limited.



9. **Sale to Mahatru Trading Company Private Limited:** By an Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3056 to 3070, being Deed No. 13508 for the year 2012, M/s. LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, in 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Mahatru Trading Company Private Limited.
10. **Sale to Badiberi Dadimata Mercantile Private Limited:** By an Indenture of Conveyance registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3090 to 3104, being Deed No. 13510 for the year 2012, M/s. LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, in 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Badiberi Dadimata Mercantile Private Limited.

11. **Purchase & Records of Right:**

Owner	Purchase Deed	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Darpad Dealers Pvt. Ltd.	13503 / 2012	10	10	8507
Mahatru Trading Company Pvt. Ltd.	13508 / 2012	12	12	8502
Badiberi Dadimata Mercantile Pvt. Ltd.	13510 / 2012	12	12	8501

**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

**Note:**

- Deed of Partition dated 11.04.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 41, at Pages 182 to 200, being Deed No.3115 for the year 1968 is required to be verified.
- Deed of Sale dated 09.03.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.22, at Pages 42 to 44, being Deed No. 1713 for the year 1973 is required to be verified.

- Legal Heirship Certificate in the name of Madanmohan Banerjee is required to be verified.

Subject to my observations, the Owners, namely, Darpad Dealers Private Limited, Mahatru Trading Company Private Limited and Badiberi Dadimata Mercantile Private Limited have a marketable title to the Said Property.

**Schedule**  
**(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 34 (thirty four) decimal, more or less together with asbestos shed structure, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* Nos. 8501, 8502 and 8507 (R.S. *Khatian* No. 1850), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat Gopalpur Municipality, District North 24 Parganas

*Titil Dutta*  
TITIL DUTTA  
Advocate  
High Court, Calcutta

Titil Dutta  
Advocate  
High Court, Calcutta  
WB/2072/2009  
Date: 10.05.2025  
Place: Kolkata

### Annexure A

Photocopies of the following deeds documents of title in respect of the Said Property are annexed and marked as Annexure A hereto.

1. Deed of Sale (*Bikroy Kobala*) dated 05.01.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.13, at Pages 52 to 54, being Deed No.70 for the year 1973
2. Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 499, at Pages 26 to 62, being Deed No. 08831 for the year 2003
3. Indenture of Conveyance registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3090 to 3104, being Deed No. 13510 for the year 2012
4. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 3056 to 3070, being Deed No. 13508 for the year 2012
5. Indenture of Conveyance dated 18.10.2012 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, CD Volume No. 19, at Pages 2980 to 2994, being Deed No. 13503 for the year 2012
6. L.R. *Dag Tathya*

### Annexure B (Search)

#### Index II

All That piece and parcel of undivided *Sali* land measuring about 34 (thirty four) decimal, more or less together with asbestos shed structure, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* Nos. 8501, 8502 and 8507 (R.S. *Khatian* No. 1850), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat Gopalpur Municipality, District North 24 Parganas

#### Offices Where Searches Have Been Conducted:

Registrar of Assurances, Kolkata

District Sub-Registrar, Barasat, North 24 Parganas

Additional District Sub-Registrar, Bidhannagar, North 24 Parganas

Note: Original/Photocopies of Receipts are enclosed, collectively marked Annexure B.



**Annexure C**

**Block Land And Land Reforms Office, Rajarhat, North 24 Parganas**

<b>L.R. <i>Dag</i></b>	<b>Total Area (in decimal)</b>	<b>Share in <i>Dag</i></b>	<b>Area Recorded (in decimal)</b>	<b>Recorded Owner</b>	<b>L.R. <i>Khatian</i></b>
3530	80	1250 out of 10,000	10	Darpad Dealers Pvt. Ltd.	8507
3530	80	1500 out of 10,000	12	Mahatru Trading Company Pvt. Ltd.	8502
3530	80	1500 out of 10,000	12	Badiberi Dadimata Mercantile Pvt. Ltd.	8501

**Note: Originals of Search are attached herewith, marked as "Annexure C"**

75