

**TITLE CERTIFICATE**

**Re: Municipal Premises No. 3986, Nayabad, Police Station Purba Jadabpur, Kolkata-700094, District South 24 Parganas**

Under instructions and on behalf of my Client, **Messieurs Cornerstone Projects**, I have caused searching in respect of the Said Property (defined below) and issued a Title Report dated 24<sup>th</sup> July, 2021 (**Title Report**) as per the documents produced before me and the searches conducted by me/my representative/s as mentioned in the said Title Report and this Title Certificate is based upon the said Title Report issued by me.

**1. Definitions**

1.1 In this Title Certificate, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring **6 (six) Cottah**, more or less, being Scheme Plot No. 14B, comprised in C.S. *Dag* No. 31, recorded under C.S. Khatian Nos. 5 and 6, corresponding R.S. *Dag* No. 110, recorded in R.S. Khatian Nos. 1, 139 and 140, *Mouza* Nayabad, J.L. No. 25, presently known and numbered as 3986, Nayabad, Police Station Purba Jadabpur (formerly Kasba), Kolkata-700094, presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas, more fully and collectively described in the **Schedule** below.

1.1.2 **Owner:** shall mean Messieurs Cornerstone Projects.

**2. Certification**

2.1 The searches undertaken by me have not disclosed any encumbrances affecting the Said Property as per the records available detailed in the said Title Report.

2.2 I would further mention that the searches undertaken by me relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.

2.3 Please take note of the observation and advice in respect of the Said Property and the disclaimer as mentioned in the said Title Report.

2.4 **Subject To** our observations mentioned in the said Title Report, I certify that the Owner has a marketable title to the Said Property.

**Schedule  
(Said Property)**

Land measuring **6 (six) Cottah**, more or less, being Scheme Plot No. 14B, comprised in C.S. *Dag* No. 31, recorded under C.S. Khatian Nos. 5 and 6, corresponding R.S. *Dag* No. 110, recorded in R.S. Khatian Nos. 1, 139 and 140, *Mouza* Nayabad, J.L. No. 25, presently known and numbered as 3986, Nayabad, Police Station Purba Jadabpur (formerly Kasba), Kolkata-700094, presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas

Date: 28<sup>th</sup> July, 2025

Place: Kolkata



Shuvadip Chakraborty  
Advocate