

Client: SHREE SAI INFRASTRUCTURE DEVELOPMENT having its registered office at CE/1/A/9, Street No. 214, Action Area -I, New Town, Police Station and Post Office - New Town, Kolkata - 700 156.

TITLE SEARCH REPORT

I. SECTION 'A' - DEFINITIONS:

The term or expression used in this Report shall have the meaning assigned to them as follows:

- (a) **"said Property"** shall mean **ALL THAT** piece and parcel of contiguous land altogether admeasuring about 66 Decimal i.e. 36 Decimal out of 51 Decimal comprising of divided demarcated portion of R.S. and L.R. Dag No. 3899 AND 30 Decimal be the same little more or less out of 1.04 Acre comprising of divided demarcated portion of R.S. and L.R. Dag No. 3900 recorded under L.R. Khatian Nos. 7359 and 7360 respectively, under holding No. B.M.C 2/56, BL-H (name of Gol Sahanara Bibi) and B.M.C 2/57, BL-H (name of Abdul Mujid) lying and situated at Mouza - Gopalpur, commonly known as Beraberi, J.L No. 2, R.S. NO.- 140, under Block Land and Land Reforms Office, Rajarhat, District North 24 Parganas, within the former local limits of Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation, Ward No. 2, under former Police station Airport at present Narayanpur, within the jurisdiction of A.D.S.R. Bidhannagar, Salt Lake City, in the District North 24 Parganas, Kolkata - 700136, West Bengal;
- (b) **"Owners"** shall mean **(1) (SM.) GOL SAHANARA BIBI** daughter of Ata Gazi and wife of Abdul Majid, residing at East Beraberia, R- Gopalpur, Post Office - Rajarhat Gopalpur, Police Station - Narayanpur, District: North 24 Parganas, Pincode- 700136, West Bengal and **(2) ABDUL MUJID** son of Abdul Sattar, residing at East Beraberia, R- Gopalpur, Post Office - Rajarhat Gopalpur, Police Station - Narayanpur, District: North 24 Parganas, Pincode- 700136, West Bengal.

II. SECTION 'B' – INSTRUCTIONS:

Our client – Shree Sai Infrastructure Development, in the month of January 2025, instructed us to cause necessary searches in respect of the said Property in the concerned departments of the State Government and the Courts having jurisdiction over the said Property and give the details of the encumbrances, if any created by the Owners on the said Property.

III. SECTION 'C' - SEARCH REPORT:**1. Registration Offices:**

1.1 We caused to be made searches of the relevant Index-II in respect of the said Property at the registration offices having jurisdiction to register instruments in respect thereof, being (a) Sub-Registrar Office, Cossipore Dumdum for the years 1964 to 1965, (b) Additional District Sub-Registrar, Cossipore, Dum Dum, North 24 Parganas for the years 1966 to 1984, (c) Additional District Sub-Registrar, Bidhan Nagar, North 24 Parganas for the years 1984 to 2000, (d) Additional District Sub-Registrar, Bidhan Nagar, North 24 Parganas for the years 2001 to 14.01.2025, (e) Additional District Sub-Registrar, Bidhan Nagar, North 24 Parganas for the years 2011 to 14.01.2025, (f) District Sub Registrar-I, Barasat, North 24 Parganas for the years 1967 to 2002, (g) District Sub Registrar-II, Barasat, North 24 Parganas for the years 1998 to 13.01.2025, (h) District Sub Registrar-II, Barasat, North 24 Parganas for the years 2011 to 13.01.2025, (i) District Sub Registrar-I, Barasat, North 24 Parganas for the years 2022 to 13.01.2025, (j) District Sub Registrar-III, Barasat, North 24 Parganas for the years 2022 to 14.01.2025, (k) Additional Registrar of Assurances, Kolkata for the years 1964 to 2001, (l) Additional Registrar of Assurances-II, Kolkata for the years 1964 to 2001 and (m) Additional Registrar of Assurances-II, Kolkata for the years 2002 to 20.01.2025. 30 Original receipts and reports issued by the concerned registration offices in this regard are annexed hereto and collectively marked as '**Annexure A**'.

1.2 **Comment:** We, however, like to specifically mention that:

- (a) any document which has been presented for registration, but registration whereof is kept in abeyance for want of assessment of market value by the registering authority and/or payment of deficit stamp duty and deficit registration fee and/or otherwise, does not reflect in the searches to have been registered as the same are kept pending by the registering authority;



- (b) while causing to be made searches, relevant Index-II for several years were found torn or partly torn or damaged and searches for those years could not, as such, be carried out;
- (c) since the time of computerization of records (i.e. since about 2002), the registration offices do not maintain the Index for public inspection and the clerk sitting on the computer gives printed information to the person causing searches in respect of the concerned property and this report is based on such information for such searches.

1.3 The searches at the registration offices as per the available records have not disclosed any encumbrance affecting the said Property.

2. Settlement Office:

2.1 From the searches caused on the website 'banglarbhumigov.in' of the Government of West Bengal, it appears that the said Property is mutated in the names of the Owners vide L.R. Khatian Nos. 7359 and 7360. Downloaded copies of the 2 Plot/Dag Information obtained in respect of the said Property from the said website are annexed hereto and collectively marked as '**Annexure B**'.

3. Acquisition and Alignment:

3.1 **Urban Land Ceiling Department:** We caused to be made RTI Application before the Urban Land Ceiling Department, Barrackpore, North 24 Parganas on 03.01.2025 and received a written reply vide their Memo No. 80/RTI/ULC/BKP dated 20.02.2025, stating that no status information concerning the said Property was readily available in the office.

Copy of 01 Letter issued by the Office of the Sub-Divisional Officer, ULC Department, is annexed hereto and marked as '**Annexure C**'.

3.2 **West Bengal Housing Infrastructure Development Corporation Limited:** We caused to be made RTI Application to the Company Secretary & SPIO, HIDCO on 03.01.2025 and received a written reply vide their Letter No.586/HIDCO/RTI/CS/2018 dated 12.03.2025, stating that no status information concerning the said Property was readily available in the office.

Copy of 01 Letter issued by the Office of the WBHIDCO, is annexed hereto and marked as '**Annexure D**'.



- 3.3 **Land Acquisition Collector:** We caused to be made RTI Application before the Land Acquisition Department, Barasat on 03.01.2025 but no written reply concerning the said Property was received in this regard.

Copy of the RTI Application made in this regard is annexed hereto and marked as '**Annexure E**'.

4. News Paper Publications:

- 4.1 Two legal notices were caused to be published by us on behalf of the Owners on 08th January, 2025 in two daily newspapers of Kolkata, namely, The Times of India (English newspaper) and Ei Samay (Bengali newspaper) notifying all concerned about the intended development of the said Property by the said Owners and inviting claim of any share, right, title, interest, tenancy, mortgage, agreement, charge or any other claim of any person concerning the said Property or any part thereof or any objection to the development thereof. A photocopy of the said two legal notices published as aforesaid are annexed hereto and collectively marked as "**Annexure F**".

- 4.2 We did not receive any claim of any person in pursuance of such publications.

5. Courts:

- 5.1 We have caused to be made necessary searches as to whether any Title Suit was filed in the Court of the (i) 2nd Civil Judge (Junior Division) at Barasat from the year 2013 to 2024 and (ii) 1st Civil Judge (Senior Division) at Barasat from the year 2013 to 2024 against the Owners of the said Property. From the Information obtained from the aforesaid courts, no title suit in respect of the said Property appears to have been filed against the Owners.

04 Information Slips issued by the concerned courts are annexed hereto and collectively marked as '**Annexure G**'.

IV. SECTION 'D' – COMMENTS:

Besides the comments and observations made at various places of this report, we would also like to mention that:

- (i) this report relates only to searches caused by us at concerned registration offices, courts and government departments mentioned above and does not

relate to any other encumbrance, charge or attachment including those created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax, Goods and Services Tax, other Government dues, etc.;

- (ii) it is pertinent to note Section 8(1) of the West Bengal Land Reforms Act, 1955 which *inter-alia* stipulates that: "If a portion or share of a plot of land of a raiyat is transferred to any person other than a co-sharer of such plot of land, (i) the bargadar in such plot may within 3 months of the date of such transfer or (ii) any co-sharer of such plot may within 3 months of service of notice given under Section 5(5) or (iii) any raiyat possessing land adjoining to such plot of land may within 4 months of the date of such transfer, apply to the Munsif having territorial jurisdiction for transfer of such portion or share of plot of land to him on deposit of the consideration money together with further sum of 10% of that amount. Generally, compliance of the aforesaid Section 8(1) is not done by anyone in West Bengal, thus, we have under instructions from our client, ignored the same;
- (iii) we have assumed that copies of the documents provided to us bear the genuine signatures, dates, stamps, seals and other markings;
- (iv) valuation and physical verification of the land are not part of our scope of work as such no physical verification of the property has been made by us;
- (v) we have taken due care for preparation of this report, however, we shall not be responsible or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Owners or otherwise;
- (vi) this report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

V. SECTION 'E' – REPORT ON TITLE OF THE OWNERS:

We have considered photocopies of the documents furnished by the Client as dealt with hereinafter and the searches caused to be made by us as dealt with in Section C hereinabove and the position as regards the Chain-of-Title of the Owners to the said Property appears to be as follows:

1. R.S. and L.R. Dag No. 3899 in Mouza Gopalpur:



- 1.1 At all material times, one Hari Lal Shaw son of Bechu Lal Shaw was the recorded owner of **ALL THAT** the piece or parcel of Danga land containing an area of 36 Decimal more or less (equivalent to 1 Bigha 1 Cottah 12 Chittacks) out of 51 Decimal situate and lying at and comprising of divided demarcated portion of R.S. and L.R. Dag No. 3899 recorded in R.S. Khatian No. 1984, in Mouza Gopalpur, commonly known as Beraberi, J.L. No. 02, Police Station –Airport at present Narayanpur, under Rajarhat Gopalpur Municipality, District: North 24 Parganas, West Bengal (hereinafter referred to as "the **said Dag 3899 Property**").
- 1.2 By a Indenture of Sale dated 28th April, 1977 made between said Hari Lal Shaw as the vendor therein and one Amitabh Bose alias Amitava Bose son of late Adhir Kumar Bose as purchaser therein and registered with the District Registrar Office, Alipore in Book No. I, Volume No. 35, Pages from 217 to 230, Being No. 2581 for the year 1977, said Hari Lal Shaw for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Amitabh Bose, amongst other properties, the said Dag 3899 Property.
- 1.3 By a Deed of Sale dated 10th March, 1998 made between said Amitabh Bose alias Amitava Bose as the vendor therein and one Montan Equipment and Allied Services Private Limited as purchaser therein and registered with the Office of Registrar of Assurances, Calcutta in Book No. I, Volume No. 5, Pages from 475 to 488, Being No. 1974 for the year 1998, said Amitabh Bose for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Montan Equipment and Allied Services Private Limited, the said Dag 3899 Property.
- 1.4 By a Deed of Conveyance dated 2nd July, 2003 made between said Montan Equipment and Allied Services Private Limited as the vendor therein and (i) Golsanara Bibi wife Abdul Mujid and (ii) Abdul Mujid son of late Abdul Sattar as purchasers therein and registered with the Additional District Sub-Registrar, Bidhan Nagar, Saltlake in Book No. I, Volume No. 390, Pages from 46 to 70, Being No. 06543 for the year 2004, said Montan Equipment and Allied Services Private Limited for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Golsanara Bibi and Abdul Mujid, the said Dag 3899 Property.



- 1.5 In the premises, said Golsanara Bibi alias Gol Sahanara Bibi (being the Owner No. 1 herein) and Abdul Mujid (being the Owner No. 2 herein) became the owners of the said Dag 3899 Property measuring 36 Decimal more or less in equal shares (each 18 Decimal) and caused to be recorded their names as "raiyat" in the L.R Records-of Right in respect thereof vide L.R. Khatian Nos. 7359 and 7360 respectively.

2. R.S. and L.R. Dag No. 3900 in Mouza Gopalpur:

- 2.1 At all material times, one Enayet Ali Mondal son of Jinnat Ali Mondal and one Jahurunnessa Bibi wife of Jinnat Ali Mondal were the joint owners of **ALL THAT** the piece or parcel of Danga land containing an area of 30 Decimal more or less (equivalent to 18 Cottahs 02 Chittacks 29 Square Feet) out of 104 Decimal situate and lying at and comprising of divided demarcated portion of R.S. and L.R. Dag No. 3900 recorded in R.S. Khatian No. 289, in Mouza Gopalpur, commonly known as Beraberi, J.L. No. 02, Police Station – Police Station –Airport at present Narayanpur, under Rajarhat Gopalpur Municipality, District: North 24 Parganas, West Bengal (hereinafter referred to as "the **said Dag 3900 Property**").
- 2.2 By an Indenture of Sale dated 26th April, 1977 registered with the District Sub-Registry Office, Alipore in Book No. I, Volume No. 94, Pages from 274 to 286, Being No. 2401 for the year 1977, said Enayet Ali Mondal and Jahurunnessa Bibi for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto one Amitabha Bose son of late Adhir Kumar Bose, amongst other properties, the said Dag 3900 Property.
- 2.3 By a Deed of Sale dated 10th March, 1998 made between said Amitabha Bose alias Amitava Bose as the vendor therein and one Montan Equipment and Allied Services Private Limited as purchaser therein and registered with the Office of Registrar of Assurances, Calcutta in Book No. I, Volume No. 5, Pages from 489 to 502, Being No. 1975 for the year 1998, said Amitabh Bose for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Montan Equipment and Allied Services Private Limited, the said Dag 3900 Property.



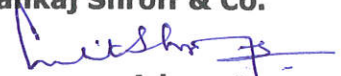
- 2.4 By a Deed of Conveyance dated 02nd July, 2003 made between said Montan Equipment and Allied Services Private Limited as the vendor therein and said Golsanara Bibi and said Abdul Mujid as purchasers therein and registered with the Additional District Sub-Registrar, Bidhan Nagar, Saltlake in Book I, Volume No. 390, Pages from 21 to 45, Being No. 06542 for the year 2004, said Montan Equipment and Allied Services Private Limited for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Golsanara Bibi and Abdul Mujid, the said Dag 3900 Property.
- 2.5 In the premises, said Golsanara Bibi alias Gol Sahanara Bibi (being the Owner No. 1 herein) and Abdul Mujid (being the Owner No. 2 herein) became the owners of the said Dag 3900 Property measuring 30 Decimal more or less in equal shares (each 15 Decimal) and caused to be recorded their names as "raiyat" in the L.R Records-of Right in respect thereof vide L.R. Khatian Nos. 7359 and 7360 respectively.

VI. SECTION 'F' – CONCLUSION:

In the premises aforesaid, in our view, the said Property appears to be free from encumbrances and the Owners appear to have marketable title thereto.

DATED THIS 4TH DAY OF FEBRUARY, 2026

For Pankaj Shroff & Co.


Advocate

DATED THIS 4TH DAY OF FEBRUARY, 2026

Re: Landed Property in Mouza Gopalpur (commonly known as Beraberi), J.L. No. 02, Police Station - Narayanpur (formerly Airport), in the District of North 24 Parganas.

TITLE SEARCH REPORT

PANKAJ SHROFF & COMPANY
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