

NIKHILESH MITTAL

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High Court, Calcutta

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1, British Indian Street
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To,

SandeepG Real Estate Private Limited

G-0214, 2nd Floor,

Office Block, City Centre, Uttorayon

Matigara, Siliguri

Date: 10th April 2021

RE: Land measuring 2.64 Acres situate at Mouza Mondal Ghati, Kaikhali, Kolkata.

DOCUMENTS SUPPLIED:

1. Photostat Copy of Indenture dated 12th Day of June 1973 registered in the office of Registrar of Assurances, Calcutta in Book No. I Volume No. 132 Pages 287 to 295 Being No. 3440 for the Year 1973.
2. Photostat Copy of Municipal Mutation Certificate dated 11/11/2013 issued by Rajarhat Gopalpur Municipality now merged with Bidhannagar Municipal Corporation.

DEVOLUTION OF TITLE:

After perusal of the aforesaid Indenture dated 12th June 1973, it appears that by an Indenture dated 17th January 1957 being Deed No. 334 of 1957 registered in the office of Sub Registrar of Assurance, Cossipore, Benode Bihari Mondal and Nandalal Mondal therein referred to as the Vendor sold transferred and conveyed land measuring 2.19 Acres comprising in CS Plot No. 304 R.S. Plot No. 324 in the aforesaid Mouza to one C.V. Venkatachala Iyer.

By Another deed on the self same dated being Deed No. 335 of 1957 registered in the same office, one Abu Bakr Mondal transferred his lease hold right interalia on the aforesaid Land to the said C.V. Venkatachala Iyer.

By another Indenture of Conveyance dated 16th April 1971 made between the Kamal Mondal and Mori Bala Dasi therein referred to as the Vendor and registered in the office of Sub


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Designated Partner / Authorised Signatory

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Registrar of Cossiohire being Deed No. 2295 of 1971, Kamal Mondal and Mori Bala Dasi sold transferred and conveyed Land measuring 0.7 Acres comprising in CS Plot No. 305 R.S. Plot No. 325 and Land measuring 0.38 Acres in CS. Plot No. 305 R.S. Plot No. 326 in the same Mouza in favour of said C.V. Venkatachala Iyer.

In the event as stated above, the said C.V. Venkatachala Iyer became the owner of Land measuring 2.64 Acres in C.S. Plot No. 304, 305 and 306 corresponding to R.S. Plot No. 324, 325 and 326 in Mouza Mandal Ghati and being sufficiently entitled to the same have sold transferred and conveyed the same to AIR INDIA, a government of India Undertaking.

VERIFICATION AND SEARCH

1. To verify the above recital we have obtained certified copy of the aforesaid three Deeds wherein from it appears that the recital made in the said Deed No. 3440 of 1973 is true and correct. From copy of Deed No. 2295 of 1971 as stated above, it appears that one Akhsay Kumar Mondal purchased the land from Suchand Mondal vide Deed No. 2712 of 1940. Thereafter during the revisional settlement, the said Akhsay Kumar Mondal recorded the name of his wife Mori Bala Dasi as raiyats under R.S. Khatian No. 235. However, the copy of the said Deed No. 2712 could not be traced as of now.
2. We have further obtained the certified copy of the C.S. Plot No. 304, 305 and 306 under C.S. Khatian No. 122 and 269. Perusal of CS Khatian No. 122 reveals that the khatian was recorded in the name of Benode Bihari Mondal and Nandalal Mondal in respect of Land measuring 2.19 Acres comprising on C.S Plot No. 304 which corresponds to R.S. Plot No. 324. However, in C.S. Khatian No. 261 the land comprising in C.S. Plot No. 305 and 306 is recorded in the name of Bipin Behari Mondal, Amulya Charan Mondal, Hiru Mondal Suchand Mondal all son of Kartick Mondal. It appears from CS Khatian No. 269 that Suchand was in possession of the said Land measuring about 45 decimals comprising in C.S. Plot No. 305 and 306.
3. We have further obtained the Certified copy of the R.S. Khatian No. 138 and 235 and in respect of the said R.S. Plot No. 324, 325 and 326. Perusal of R.S. Khatian No. 138

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reveals that the Land comprising R.S. Plot No. 324 has been settled and recorded in the name of said Benode Bihari Mondal and Nandalal Mondal and further perusal of R.S. Khatian No. 235 reveals that the land has been recorded in the name of said Mori Bala Dasi after striking the name of the aforesaid Bipin Behari Mondal, Amulya Charan Mondal, Hiru Mondal Suchand Mondal all son of Kartick Mondal.

4. We have also obtained Plot Information in respect of L.R. Plot No. 324, 325 and 326 which are corresponding to R.S. Plot No. 324, 325 and 326. From the information so available, it appears that Plot No. 324 is recorded in the name of Benode Bihari Mondal and Nandalal Mondal. However, in respect of Plot No. 325 and 326 the name of several other persons are recorded.
6. We have caused search in the office of Registrar of Assurances, Kolkata, District Sub Registrar at Barasat and ADSR offices at Cossipore and Bidhannagar in physical mode and also by online Search through the official server of Registration Department. No adverse entries was found.
7. Because of ongoing pandemic physical search in the Court of Civil Judge are prohibited as of now so we could not obtain any information from there as such.
8. Since the subject land presently has number of structures in the form of Residential Quarters for the employees of Air India, there cannot be any scope of Urban Land Ceiling, However, it is advisable to obtain a clearance from the said department in this effect.

OPINION:

Present owner i.e Air India has purchased the Land through a registered title deed which has the clean chain from C.S. and R.S. Record. It is settled principle of Law that Mutation does not confer Title and as such recording of names of different persons in respect of R.S. and L.R. Plot No. 325 and 326 can be taken care of. Upon Search in the registration offices, no entries could be found wherein from the said recorded owner have purchased the Deed. In my opinion, the recorded person are the descendants of the said Mori Bala Dasi and Kamal Mondal and there name has been abruptly recorded.



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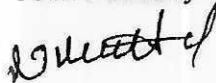
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Further Air India being the company under Union of India being the owner and vendor have represented that the property is free from all encumbrances and as such relying on the principle of Promissory Estoppel, Air India can be asked to get the name recorded in the L.R. Khatian.

Further since both the Kamal Mondal being the son of Akshay Mondal and Mori Bala Dasi being the widow of said Akshay Mondal have conveyed the said 45 decimals of land in R.S. Plot No. 325 and 326 to C.V. Venkatachala Iyer, the question of any dispute does not arise on the question of Land being purchased by Akshay Mondal and record in the name of Mori Bala Dasi.

In view of the above search and scrutiny and considering the documents presently available with me, I am of the Opinion that Air India has the good marketable Title on the subject land.

Yours Faithfully



Advocate

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No. REGN AA 326878

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8132
2. Date of application 19/02/2021
3. Search for the year (s) 1984-1993
4. Name of office to which the record to be searched or inspected relates 2082-13/Regn.
5. Name of person or property to be searched M. Mandalguthi
6. Nature of document 324, 323, 328
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 4
8. From whom received A. H. Malla
9. Fees paid under Article — 30/-
- F (1) (i)
- F (2) (ii)
- F (2)

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No. REGN AA 326877

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8131
2. Date of application 19/02/2011
3. Search for the year (s) 1980 - 1984
4. Name of office to which the record to be searched or inspected relates SRO - CDD
5. Name of person or property to be searched M. Mandalgathi
6. Nature of document pag 324, 325, 326
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Pu
8. From whom received A.H. Mella
9. Fees paid under Article —
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- F (2) (ii)
- F (2)

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No. REGN AA 326875

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8130
2. Date of application 19/02/2009
3. Search for the year (s) 1980 - 2008
4. Name of office to which the record to be searched or inspected relates DRD - BBT
5. Name of person or property to be searched M. Mandal Ganthi
6. Nature of document 324, 325, 326
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 11
8. From whom received A. H. Malla
9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)
- 30/-

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Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-02-2021

Serial No of Application	1502002832/2021	Search No	1502002832/2021
Search for the Years	From 2009 To 2021	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, , Plot No: RS- 00325		
From whom Received	A H Molla		
Fees Paid under Articles	F1(I) 2/-	F1(II) 12/-	

Search Result: No Record Found



(Mr Amitava Dutta)
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Office of the D.S.R. - II NORTH 24-PARGANAS

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Form - 1556

Date of Application: 18-02-2021

Serial No of Application 1502002733/2021 Search No 1502002733/2021
Search for the Years From 2009 To 2021 Record Available From 08/02/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, , Plot No: RS- 00324
From whom Received A H Molla
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatlan No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, Municipality: RAJARHAT-GOPALPORE,, Road: Mistri Para (Mondalganhi), , Floor No : 2, Flat No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-171, RS-234, RS-235, RS-247, RS-280, RS-324, RS-355 Khatlan: 00986	Flat/Apartment: 911 sq.ft.
Deed Details :		Deed No: I-150202158/2015, Query No: 15020000459129/2015, Serial No: 1502001822/2015, Page: 14350 - 14391, Date of Registration: 27/07/2015, Date of Completion: 28/07/2015, Date of Delivery: 19/08/2015		

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Date of Application: 18-02-2021

Serial No of Application	1502002735/2021	Search No	1502002735/2021
Search for the Years	From 2009 To 2021	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, , Plot No: RS- 00326		
From whom Received	A H Molla		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found

(Mr Amitava Dutta)

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No. REGN AA 326878

Receipt for Fees Deposited for Search or Inspection

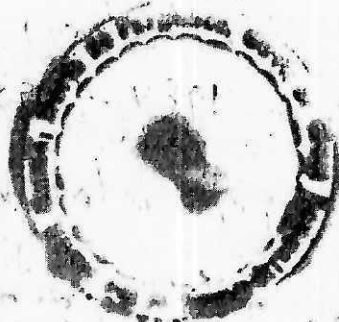
1. Serial Number of application..... 8132
2. Date of application 19/02/2021
3. Search for the year (s) 1984-1993
4. Name of office to which the record to be searched or inspected relates 2082 - B / mfm.
5. Name of person or property to be searched M. Mandalgathi
6. Nature of document 324, 325, 326
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 4
8. From whom received A. H. Malla
9. Fees paid under Article — 307
- F (1) (i)
- F (2) (ii)
- F (2)

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the documents for the year.....
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For A.D.S.R. (Recd. 19)
North 24 1st 1912

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No. REGN AA 326877

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8131
2. Date of application 19/02/2021
3. Search for the year (s) 1980 - 1984
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..... SRO - CAD
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9. Fees paid under Article —
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F (2) (ii)
F (2)

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No. REGN AA 326875

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8130
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3. Search for the year (s) 1980 - 2008
4. Name of office to which the record to be searched or inspected relates DRo - BBT
5. Name of person or property to be searched M. Mandal Ganthi
6. Nature of document Def - 324, 325, 326
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ISSUED



DR/DSR/ADSR.....
Please allow the applicant to search
the documents for the year.....
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Office of the D.S.R. - II NORTH 24-PARGANAS
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Date of Application: 18-02-2021

Serial No of Application	1502002832/2021	Search No	1502002832/2021
Search for the Years	From 2009 To 2021	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, , Plot No: RS- 00325		
From whom Received	A H Molla		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found



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Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, , Plot No: RS- 00324
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Search for the Years	From 2009 To 2021	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: MandalGanti, , Plot No: RS- 00326		
From whom Received	A H Molla		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	
Search Result:	No Record Found		

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