

TITIL DUTTA

Advocate

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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- c) have not been superseded by any other document not made available to me for whatever reason;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.

TD.

Offices Were 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.

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. <i>Khatian</i>
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 Were 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"

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