

TITIL DUTTA
Advocate

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- c) have not been superseded by any other document not made available to me for whatever reason;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

TD.

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 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. **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 masuring 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 masuring 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 masuring 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 masuring 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

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Advocate
High Court, Calcutta

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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
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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 Tathyā*

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 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>
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"

10.