

**TITIL DUTTA**

Advocate

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## **TITLE REPORT**

**Re.:** All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 62 (sixty-two) decimal, comprised in C.S. *Dag* No. 5289 corresponding to R.S./L.R. *Dag* No. 3508, recorded in L.R. *Khatian* No. 8498 (R.S. *Khatian* No. 1825), 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- c) have not been superseded by any other document not made available to me for whatever reason;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 Where 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 measuring about 45.5 (forty five point five) decimal, more or less together with structures standing thereon, out of land measuring 62 (sixty-two) decimal, in C.S. *Dag* No. 5289 corresponding to R.S. *Dag* No. 3508, recorded in C.S. *Khatian* No. 1692 and R.S. *Khatian* No.1825, 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 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.499, at Pages 1 to 25, being Deed No. 08830 for the year 2003, one Prabir Kumar Saha, Paritosh Saha, Kshama Rani Saha, Mukul Kumar Saha sold All That piece and parcel of land measuring about 16.5 (sixteen point five) decimal, more or less together with structures standing thereon, out of land measuring 62 (sixty-two) decimal, in C.S. *Dag* No. 5289 corresponding to R.S. *Dag* No.3508, recorded in C.S.

*Khatian* No.1692 and R.S. *Khatian* No.1825, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to LGW Limited.

3. **Mutation:** The said R.S. *Dag* No.3508 was numbered as L.R. *Dag* No.3508 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.
4. **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 measuring about 62 (sixty-two) decimal, more or less, being the entirety of C.S. *Dag* No.5289 corresponding to R.S./L.R. *Dag* No.3508, recorded in R.S. *Khatian* No.1825 and L.R. *Khatian* No.4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
5. **Sale to Ajanya Properties 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 2531 to 2546, being Deed No. 13484 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 62 (sixty-two) decimal, more or less, in R.S./L.R. *Dag* No. 3508, recorded in R.S. *Khatian* No.1825 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 Properties Private Limited.
6. **Mutation:** Ajanya Properties Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 8498.

7. **Purchase & Records of Right:**

Owner	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Ajanya Properties Pvt. Ltd.	12	12	8498

TD.



**Conclusion:**

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.

Subject to my observations, the Owner, Ajanya Properties Private Limited has a marketable title to the Said Property.

**Schedule  
(Said Property)**

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 62 (sixty-two) decimal, comprised in C.S. *Dag* No. 5289 corresponding to R.S./L.R. *Dag* No. 3508, recorded in L.R. *Khatian* No. 8498 (R.S. *Khatian* No. 1825), 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**  
Advocate  
High Court, Calcutta

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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 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No.499, at Pages 1 to 25, being Deed No. 08830 for the year 2003
3. 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 2531 to 2546, being Deed No. 13484 for the year 2012
4. L.R. *Dag Tathya*

### Annexure B (Search)

#### Index II

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 62 (sixty-two) decimal, comprised in C.S. *Dag* No. 5289 corresponding to R.S./L.R. *Dag* No. 3508, recorded in L.R. *Khatian* No. 8498 (R.S. *Khatian* No. 1825), 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 Where 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>
3508	62	1935 out of 10,000	12	Ajanya Properties Pvt. Ltd.	8498

Note: Originals of Search/Tathya are attached herewith, marked as "Annexure C"