

TITIL DUTTA
Advocate

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TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 30 (thirty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 12051, 12052 and 12053 (R.S. *Khatian* No. 1822), 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- c) have not been superseded by any other document not made available to me for whatever reason;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.

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**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 Sukur Ali Mondal and Mohar Ali Mondal:** By a Deed of Gift (*Hebabil Ewajnama*) registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954, one Kedar Mondal gifted and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S. *Khatian* No.1694 and R.S. *Khatian* No.1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to his sons, namely, Sukur Ali Mondal and Mohar Ali Mondal.
2. **Sale to Ramchand Keshwani:** By a Deed of Sale (*Bikroy Koabla*) dated 29.01.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.20, at Pages 64 to 66, being Deed No. 611 for the year 1968, the said Sukur Ali Mondal and Mohar Ali Mondal sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No. 3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Ramchand Keshwani.
3. **Sale to Chaiyyad Ali Mondal:** By a Deed of Sale (*Bikroy Koabla*) dated 07.05.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.63, at Pages 86 to 88, being Deed No.4024 for the year 1968, the said Ramchand Keshwani sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S.

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Khatian No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Chaiyyad Ali Mondal.

4. **Demise of Chaiyyad Ali Mondal:** Chaiyyad Ali Mondal, a Mohammedan, died intestate leaving behind him surviving his 2 (two) sons, namely, Anar Ali and Mokshed Ali as his only legal heirs and successors who jointly and in equal share inherited the entirety of All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession. The said C.S. *Dag* No.5303 in *Mouza* Gopalpur was subsequently renumbered as R.S. *Dag* No.3527 and during the last current settlement, the same continues to be numbered as L.R. *Dag* No.3527.
5. **Sale to Akbar Gain *alias* Akabar Ali Gain:** By a Deed of Sale (*Bikroy Koabla*) dated 17.05.1994 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 65, at Pages 203 to 208, being Deed No. 2931 for the year 1994, the said Anar Ali and Mokshed Ali sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S. *Dag* No.3527, recorded in C.S. *Khatian* No. 1694 and R.S. *Khatian* No. 1822, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Akbar Gain *alias* Akabar Ali Gain.
6. **Mutation:** Akbar Gain *alias* Akabar Ali Gain recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 149/1.
7. **Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 25.08.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 13, being Deed No.2982 for the year 2006, the said Akbar Gain *alias* Akabar Ali Gain sold and transferred All That piece and parcel of undivided land measuring about 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No.5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No.149/1, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Rajaram Estate Private Limited.
8. **Mutation:** Rajaram Estate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 6250.

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9. **Sale to Bhujadhari Apartment Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4989 to 5010, being Deed No. 03686 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land masuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Bhujadhari Apartment Private Limited.
10. **Mutation:** Bhujadhari Apartment Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 12053.
11. **Sale to Astdurga Promoters Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5011 to 5032, being Deed No.03687 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land masuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Astdurga Promoters Private Limited.
12. **Mutation:** Astdurga Promoters Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 12051.
13. **Sale to Bhavsakti Realestate Private Limited:** By a Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5033 to 5064, being Deed No.03688 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of undivided land masuring about 10 (ten) decimal, more or less together with asbestos shed structure, in 50 (fifty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in R.S./L.R. *Dag* No.3527, recorded in R.S. *Khatian* No.1822 and L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, to Bhavsakti Realestate Private Limited.
14. **Mutation:** Bhavsakti Realestate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 12052.

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15. Purchase & Records of Right:

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
03686 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Bhujadhari Apartment Pvt. Ltd.	Bhujadhari Apartment Pvt. Ltd.	12053
03687 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Astdurga Promoters Pvt. Ltd.	Astdurga Promoters Pvt. Ltd.	12051
03688 for the year 2014	Rajaram Estate Pvt. Ltd.	10	113	Bhavsakti Realestate Pvt. Ltd.	Bhavsakti Realestate Pvt. Ltd.	12052

Conclusion:

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

Note:

- Original copy of Faraznama in the name of Chaiyyad Ali Mondal is required to be verified.
- By virtue of the aforesaid deeds of conveyance, the Owners have purchased land measuring 30 (thirty) decimal, more or less, in R.S./L.R. *Dag* No.3527, in *Mouza* Gopalpur whereas official land records indicate land measuring 30.0241 (thirty point zero two four one) decimal, more or less, is recorded in the present records of the Land Reforms Settlement.
- **Subject to my observations**, the Owners namely, Bhavsakti Realestate Private Limited, Astdurga Promoters Private Limited and Bhujadhari Apartment Private Limited have a marketable title to the Said Property.

10.

**Schedule
(Said Property)**

All That piece and parcel of *Sali* land measuring about 30 (thirty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 12051, 12052 and 12053 (R.S. *Khatian* No. 1822), 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: 23.04.2025
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. Deed of Gift registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 81, at Pages 108 to 112, being Deed No. 5926 for the year 1954
2. Deed of Sale (*Bikroy Koabla*) dated 29.01.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.20, at Pages 64 to 66, being Deed No. 611 for the year 1968
3. Deed of Sale (*Bikroy Koabla*) dated 07.05.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No.63, at Pages 86 to 88, being Deed No.4024 for the year 1968
4. Deed of Sale (*Bikroy Koabla*) dated 17.05.1994 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 65, at Pages 203 to 208, being Deed No. 2931 for the year 1994
5. Deed of Conveyance dated 25.08.2005 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 13, being Deed No.2982 for the year 2006
6. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 4989 to 5010, being Deed No. 03686 for the year 2014
7. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5011 to 5032, being Deed No.03687 for the year 2014
8. Deed of Conveyance dated 13.06.2014 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No.8, at Pages 5033 to 5064, being Deed No.03688 for the year 2014
9. L.R. Parcha in the name of Rajaram Estate Private Limited
10. L.R. Parcha in the name of Bhavsakti Realestate Private Limited
11. L.R. Parcha in the name of Astdurga Promoters Private Limited
12. L.R. Parcha in the name of Bhujadhari Apartment Private Limited
13. *Dag* Tathyा of L.R. *Dag* No. 3527

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Annexure B (Search)

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All That piece and parcel of *Salil* land measuring about 30 (thirty) decimal, more or less, out of 113 (one hundred and thirteen) decimal, comprised in C.S. *Dag* No. 5303 corresponding to R.S./L.R. *Dag* No.3527, recorded in L.R. *Khatian* Nos. 12051, 12052 and 12053 (R.S. *Khatian* No. 1822), 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>
3527	113	884 out of 10,000	9.9892	Astdurga Promoters Private Limited	12051
3527	113	884 out of 10,000	9.9892	Bhavsakti Realestate Private Limited	12052
3527	113	889 out of 10,000	10.0457	Bhujadhari Apartment Private Limited	12053

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

10.