

TITIL DUTTA

Advocate

Chamber:

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TITLE REPORT

Re.: All That piece or parcel of *Sali* land measuring about 7.31 (seven point three one) decimal, more or less, together with asbestos shed structure, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365 and L.R. *Khatian* No. 11907, 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- c) have not been superseded by any other document not made available to me for whatever reason;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 absolute owner of All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale by Upendra Nath Ghosh:** By a Deed of Sale (*Bikroy Kobala*) dated 18.02.1972 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 21, at Pages 156 to 159, being Deed No. 974 for the year 1972, the said Upendra Nath Ghosh sold and transferred All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal.
3. **Deed of Partition:** By a Deed of Amicable Partition (Bengali Aposbontonama) dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City) and recorded in Book No.I, Volume No. 228, at Pages 427 to 440, being Deed No. 6351 for the year 1988, the said Abdul Mujid Mondal, Abdul Hamid Mondal Abdul Wahab Mondal and Asia Bibi mutually partitioned all their properties by metes and bounds and thereafter the said Abdul Mujid Mondal became the absolute owner of All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas as mentioned therein.
4. **Demise of Abdul Mujid Mondal:** Abdul Mujid Mondal, a Mohammedan, died intestate leaving behind him surviving his wife, (1) Sokarjan Bibi *alias* Rahima Bibi, 2 (two) sons, namely, (2) Golam Rahaman (3) Amanul Rahaman and 4 (four) daughters, namely, (4)

Ramicha Bibi (5) Rakiya Bibi (6) Sahida Bibi (7) Rashida Bibi, as his only legal heirs and successors who jointly inherited the entirety of All That piece or parcel of land measuring about 13 (thirteen) decimal, more or less, being the entirety of C.S. *Dag* No. 5362 corresponding to R.S. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, as per the Muslim Law of Succession.

5. **Sale to Nazrul Islam:** By a Deed of Sale (*Bikroy Kobala*) dated 17.07.2007 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, CD Volume No. 10, at Pages 2458 to 2470, being Deed No. 05833 for the year 2007, the said Sokarjan Bibi *alias* Rahima Bibi and Amanul Rahaman sold and transferred All That piece or parcel of land measuring about 4.47 (four point four seven) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Nazrul Islam.
6. **First Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 14.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 19, at Pages 7998 to 8013, being Deed No. 09317 for the year 2009, the said Nazrul Islam sold and transferred All That piece or parcel of land measuring about 24.47 (four point four seven) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Rajaram Estate Private Limited.
7. **Second Sale to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 13.09.2007 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 19, at Pages 7982 to 7997, being Deed No. 09316 for the year 2009, the said Ramicha Bibi and Rakiya Bibi sold and transferred All That piece or parcel of land measuring about 2.84 (two point eight four) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Rajaram Estate Private Limited.
8. **Mutation:** The said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 6250.
9. **Sale to Dumpling Heights 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 7741 to 7763, being Deed No. 04865 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece or parcel of land measuring about 7.31 (seven point three one) decimal, more or less, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588,

recorded in R.S. *Khatian* No. 1365 & L.R. *Khatian* No. 6250, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas in favour of Dumpling Heights Private Limited.

10. **Mutation:** The said Dumpling Heights Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 11907.

Conclusion:

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

Note: Dumpling Heights Private Limited purchased land measuring about 7.31 (seven point three one) decimal, more or less, out of 13 (thirteen) decimal, more or less, in R.S./L.R. *Dag* No. 3588 whereas recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 11907 in respect of only land measuring 5.7785 (five point seven seven eight five) decimal [being 4445 share out of 10,000] in *dag*.

- **Subject to my observations,** the Owner, namely, Dumpling Heights Private Limited has a marketable title to the Said Property.

**Schedule
(Said Property)**

All That piece or parcel of *Sali* land measuring about 7.31 (seven point three one) decimal, more or less, together with asbestos shed structure, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365 and L.R. *Khatian* No. 11907, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas

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High Court, Calcutta

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High Court, Calcutta
WB/2072/2009
Date: 12.05.2025
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 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 7741 to 7763, being Deed No. 04865 for the year 2014
2. *Dag Tathya* of L.R. *Dag* 3588

Annexure B (Search)

Index II

All That piece or parcel of *Sali* land measuring about 7.31 (seven point three one) decimal, more or less, together with asbestos shed structure, out of 13 (thirteen) decimal, more or less, in C.S. *Dag* No. 5362 corresponding to R.S./L.R. *Dag* No. 3588, recorded in R.S. *Khatian* No. 1365 and L.R. *Khatian* No. 11907, 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>
3588	13	4445 out of 10,000	5.7785	Dumpling Heights Private Limited	11907

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

11.