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TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12049, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12050, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second 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- c) have not been superseded by any other document not made available to me for whatever reason;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.

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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. **Ownership of Upendra Nath Ghosh:** One Upendra Nath Ghosh was the sole and absolute owner of All That piece and parcel of land measuring about (i) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520 And (ii) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No. 3521, both recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale to Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal:** By a Deed of Sale (*Bikroy Koabla*) 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 and parcel of land measuring about (i) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520 And (ii) 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No. 3521, both recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Abdul Mujid Mondal, Abdul Hamid Mondal and Abdul Wahab Mondal.

3. **Deed of Partition:** A Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988, was made and executed by and between the said Abdul Mujid Mondal as the First Party, Abdul Wahab Mondal as the Second Party, Abdul Hamid Mondal as the Third Party and one Achiya Bibi as the Fourth Party. By virtue of the said partition, the said Abdul Wahab Mondal was allotted absolutely and exclusively with All That piece and parcel of land masuring about 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No. 1428 (*Khanda Khatian* No. 2991 and C.S. *Khatian* No. 1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas And the said Abdul Hamid Mondal was allotted absolutely and exclusively with All That piece and parcel of land masuring about 20 (twenty) decimal, more or less, being the entirety of C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, amongst other properties.
4. **Sale by Abdul Wahab Mondal to Sarari Begum:** By a Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No.10052 for the year 1988, the said Abdul Wahab Mondal sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sarari Begum.
5. **Sale by Sarari Begum to Kariman Bibi & Md. Shah Mohammed Biswas:** By a Deed of Sale (*Bikroy Koabla*) dated 28.11.2001 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No.477, at Pages 64 to 74, being Deed No.8522 for the year 2002, the said Sarari Begum sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Kariman Bibi & Md. Shah Mohammed Biswas.
6. **Sale by Kariman Bibi & Md. Shah Mohammed Biswas to Sneh Fincom Private Limited:** By an Indenture dated 13.08.2007 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.00720 for the year 2008, the said Kariman Bibi & Md. Shah Mohammed Biswas sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 7.43 (seven point four three) decimal, more or less, out of 20 (twenty)

decimal, more or less, in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.

7. **Sale by Abdul Wahab Mondal to Sneh Fincom Private Limited:** By an Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006, the said Abdul Wahab Mondal sold and transferred All That piece and parcel of land masuring about 4 (four) *cottah* 8 (eight) *chittack*, more or less equivalent to 9 (nine) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298 corresponding to R.S. *Dag* No. 3520, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365) and L.R. *Khatian* No.601 (in the name of Abdul Wahab Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.
8. **Sale by Abdul Hamid Mondal to Sneh Fincom Private Limited:** By an Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006, the said Abdul Hamid Mondal sold and transferred All That piece and parcel of land masuring about 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 (*Khanda Khatian* No.2991 and C.S. *Khatian* No.1365) and L.R. *Khatian* No.3377 (in the name of Abdul Hamid Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Sneh Fincom Private Limited.
9. **Absolute Ownership of Sneh Fincom Private Limited:** Thus, the said Sneh Fincom Private Limited became the absolute owner of All that piece and parcel of land measuring about 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No. 601, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas And 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No.5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.3377 (in the name of Abdul Hamid Mondal), in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. Subsequently, Sneh Fincom Private Limited mutated its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No.6155.
10. **Sale to Palmview Promoters 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 7604 to 7627, being Deed No. 04859 for the year 2014, the said Sneh Fincom Private Limited sold and transferred All That piece and parcel of land masuring about 10 (ten) decimal, more or less together with structures standing thereon, in 11 (eleven) decimal, more or less, out of 20 (twenty) decimal, in C.S. *Dag* No. 5298/5767 corresponding to R.S. *Dag* No.3521, recorded in R.S. *Khatian* No.1428 and

L.R. *Khatian* No. 6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Palmview Promoters Private Limited.

11. **Sale to Hillside Acres 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 7628 to 7651, being Deed No.04860 for the year 2014, the said Sneh Fincom Private Limited sold and transferred All That piece and parcel of land masuring about 10 (ten) decimal, more or less together with structures standing thereon, in 16.43 (sixteen point four three) decimal, more or less, comprised in C.S. *Dag* No.5298 corresponding to R.S. *Dag* No.3520, recorded in R.S. *Khatian* No.1428 and L.R. *Khatian* No.6155, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillside Acres Private Limited.

12. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3520:**

Purchase Deed	Vendor	Area Sold (in decimal)	Area Recorded (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04859 for the year 2014	Sneh Fincom Pvt. Ltd.	10	9.57	20	Hillside Acres Pvt. Ltd.	Hillside Acres Pvt. Ltd.	12049

13. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3521:**

Purchase Deed	Vendor	Area Sold (in decimal)	Area Recorded (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04859 for the year 2014	Sneh Fincom Pvt. Ltd.	10	10	20	Palmview Promoters Pvt. Ltd.	Palmview Promoters Pvt. Ltd.	12050

Conclusion:

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

Note:

- A legible copy of Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988, is required.
- A legible copy of Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No. 10052 for the year 1988, is required.

- Subject to my observations, the Owners namely, Hillside Acres Private Limited and Palmview Promoters Private Limited have a marketable title to the Said Property.

Schedule
(Said Property)

All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12049, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12050, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second Property**)

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 the following deeds documents of title in respect of the Said Property are annexed and marked as **Annexure A** hereto.

1. Deed of Sale (*Bikroy Koabla*) 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
2. Deed of Partition dated 30.06.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 228, at Pages 427 to 440, being Deed No.6351 for the year 1988
3. Deed of Sale (*Bikroy Koabla*) dated 30.01.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No.205, at Pages 79 to 86, being Deed No.10052 for the year 1988
4. Deed of Sale (*Bikroy Koabla*) dated 28.11.2001 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, Volume No.477, at Pages 64 to 74, being Deed No.8522 for the year 2002
5. Indenture dated 13.08.2007 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.00720 for the year 2008
6. Indenture dated 20.03.2006 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, Volume No.1, at Pages 1 to 14, being Deed No.11446 for the year 2006
7. 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 7604 to 7627, being Deed No. 04859 for the year 2014
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 7628 to 7651, being Deed No.04860 for the year 2014
9. L.R. Parcha in the name of Snef FincomPrivate Limited
10. L.R. Parcha in the name of Hillside Acres Private Limited
11. L.R. Parcha in the name of Palmview Promoters Private Limited
12. *Dag* Tathya of L.R. *Dag* Nos. 3520 and 3521

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**Annexure B
(Search)**

Index II

All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298 corresponding to R.S./L.R. *Dag* No.3520, recorded in L.R. *Khatian* No.12049, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And All That piece and parcel of undivided *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, comprised in C.S. *Dag* No.5298/5767 corresponding to R.S./L.R. *Dag* No.3521, recorded in L.R. *Khatian* No.12050, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second Property**)

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. Khatian
3520	20	4785 out of 10,000	9.57	Hillside Acres Private Limited	12049
3521	20	5000 out of 10,000	10	Palmview Promoters Private Limited	12050

Note: Originals/Photocopies/E-copies of Dag Tathyas are attached herewith, marked as "Annexure C"

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