

TITIL DUTTA

Advocate

Chamber:

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TITLE REPORT

Re.: All That piece and parcel of *Salil* land measuring about 16.125 (sixteen point one two five) decimal, more or less, out of 19 (nineteen) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3511, recorded in L.R. *Khatian* Nos. 8506 and 11815 (R.S. *Khatian* Nos. 1938/1 and 2142), 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- c) have not been superseded by any other document not made available to me for whatever reason;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 Sk Ansar Ali:** By an Indenture dated 30.01.2002 registered in the Office of the A.D.S.R.-Bidhannagar, recorded in Book No.I, Volume No. 115, at Pages 204 to 218, being Deed No.2124 for the year 2002, one Amena Bibi, Abdul Gaffar Middya, Abdul Bari Middya, Abdul Mujid Middya, Abdul Ajet Middya, Abdul Ahed Middya, Rabiya Bibi, Jamila Bibi, Rahima Bibi, Rabiya Bibi, Abdul Rezzak Middya, Abdul Ichak Middya, Abdul Ansar Middya, Abdul Asgar Middya, Rijiya Bibi, Supiya Bibi, Firoza Bibi and Tunija Bibi being the absolute owners of All That piece and parcel of land measuring about 7.125 (seven point one two five) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in R.S. *Khatian* No. 1938/1 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, jointly sold the said land to Sk. Ansar Ali. Subsequent to the said purchase, Sk. Ansar Ali recorded his name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 7726.
2. **Purchase by Alekshi Infraprojects Private Limited:** By an Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013, Sk. Ansar Ali sold and transferred All That piece and parcel of land measuring about 7.125 (seven point one two five) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in R.S. *Khatian* No. 1938/1 and L.R. *Khatian* No. 7726, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Alekshi Infraprojects Private Limited.
3. **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 43 to 54, being Deed No.38 for the year 2000, one Satish Chandra Ganguly being the absolute owner of All That piece and parcel of land measuring about 9 (nine) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in R.S. *Khatian* No. 2142 and 1938/1 in *Mouza* Gopalpur, J.L. No.2,

Police Station Rajarhat (now Airport), District North 24 Parganas, sold the said land to LGW Limited. Subsequent to the said purchase, the said LGW Limited mutated its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.

4. **Purchase by Intent 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 2516 to 2530, being Deed No.13483 for the year 2012, the said LGW Limited sold and transferred All That piece and parcel of land measuring about 9 (nine) decimal, more or less, out of 19 (nineteen) decimal, in R.S. *Dag* No. 3511, recorded in L.R. *Khatian* No. 4835, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Intent Properties Private Limited.
5. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3511:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. <i>Khatian</i>
13483 for the year 2012	LGW Limited	9	19	Intent Properties Private Limited	Intent Properties Private Limited	8506
00498 for the year 2013	Sk. Ansar Ali	7.125	19	Alekshi Infraprojects Private Limited	Alekshi Infraprojects Private Limited	11815

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, Intent Properties Private Limited and Alekshi Infraprojects Private Limited have a marketable title to the Said Property.

TD.

Schedule
(Said Property)

All That piece and parcel of *Sali* land measuring about 16.125 (sixteen point one two five) decimal, more or less, out of 19 (nineteen) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3511, recorded in L.R. *Khatian* Nos. 8506 and 11815 (R.S. *Khatian* Nos. 1938/1 and 2142), 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: 10.05.2025
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 dated 30.01.2002 registered in the Office of the A.D.S.R.-Bidhannagar, recorded in Book No.I, Volume No. 115, at Pages 204 to 218, being Deed No.2124 for the year 2002
2. Indenture of Conveyance dated 16.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 2, at Pages 4829 to 4854, being Deed No.00498 for the year 2013
3. 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 43 to 54, being Deed No.38 for the year 2000
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 2516 to 2530, being Deed No.13483 for the year 2012
5. *Dag* Tathya of L.R. *Dag* No. 3511

Annexure B (Search)

Index II

All That piece and parcel of *Sali* land measuring about 16.125 (sixteen point one two five) decimal, more or less, out of 19 (nineteen) decimal, together with asbestos shed structure, in R.S./L.R. *Dag* No. 3511, recorded in L.R. *Khatian* Nos. 8506 and 11815 (R.S. *Khatian* Nos. 1938/1 and 2142), 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.

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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 Purchased (in decimal)	Area Recorded (in decimal)	Recorded Owner	L.R. Khatian
3511	19	5000 out of 10,000	9	9.5	Intent Properties Private Limited	8506
3511	19	3750 out of 10,000	7.125	7.125	Alekshi Infraprojects Pvt. Ltd.	11815

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

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