

TITIL DUTTA

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TITLE REPORT

Re.: All That piece and parcel of *Salil* land measuring about 20 (twenty) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12016 and 12018 (R.S. *Khatian* No. 1520), 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- c) have not been superseded by any other document not made available to me for whatever reason;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 Kedar Mondal:** One Kedar Mondal was the sole and absolute owner of All That piece and parcel of land masuring about 34 (thirty-four) decimal, more or less, being the entirety of C.S. *Dag* No.5356 corresponding to R.S. *Dag* No.3582, recorded in R.S. *Khatian* No.1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Gift to Sukur Ali Mondal and Mohar Ali Mondal:** By a 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, the said Kedar Mondal gifted and transferred All That piece and parcel of land masuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of his sons, namely, Sukur Ali Mondal and Mohar Ali Mondal.
3. **Sale to Shefali Chakraborty:** By a Deed of Sale (*Bikroy Koabla*) dated 27.11.1964 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.134, at Pages 22 to 24, being Deed No.9035 for the year 1964, the said Sukur Ali Mondal and Mohar Ali Mondal sold and transferred All That piece and parcel of land masuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Shefali Chakraborty.

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4. **Sale to Abdul Hamid:** By a Deed of Sale (*Bikroy Koabla*) dated 14.02.1975 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 6, at Pages 174 to 176, being Deed No. 1368 for the year 1975, the said Shefali Chakraborty sold and transferred All That piece and parcel of land masuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Abdul Hamid.
5. **Mutation:** The said R.S. *Dag* No.3582 was numbered as L.R. *Dag* No.3582 in the present Land Reforms Record and the entirety of R.S./L.R. *Dag* No.3582 in *Mouza* Gopalpur, was recorded in the name of Abdul Hamid in records of the Land Reforms vide L.R. *Khatian* No.3376.
6. **Demise of Abdul Hamid:** The said Abdul Hamid, a Mohammedan, died intestate on 27.05.1995 leaving behind him surviving his wife, (1) Rahima Bibi, 4 (four) sons, namely, (2) Sk. Saiful Islam (3) Sk. Marfal Islam (4) Sk. Nazrul Islam (5) Sk. Sarifal Islam, 2 (two) daughters, namely, (6) Tahumina Khatun and (7) Firdousi Bibi (collectively **Legal Heirs of Abdul Hamid**), who jointly and in diverse share inherited the entirety of All That piece and parcel of land masuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession.
7. **Sale to Arun Kumar Mohta:** By a Deed of Conveyance dated 26.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (salt Lake City), recorded in Book No.I, Volume No. 10, at Pages 262 to 278, being Deed No. 198 for the year 2003, the Legal Heirs of Abdul Hamid sold and transferred All That piece and parcel of land masuring about 34 (thirty four) decimal, more or less, being the entirety of C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Arun Kumar Mohta.
8. **First Sale by Arun Kumar Mohta to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 9232 to 9244, being Deed No.07266 for the year 2009, the said Arun Kumar Mohta sold and transferred All That piece and parcel of land masuring about 17 (seventeen) decimal, more or less, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Rajaram Estate Private Limited.

9. **Second Sale by Arun Kumar Mohta to Rajaram Estate Private Limited:** By a Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 11177 to 11190, being Deed No.07267 for the year 2009, the said Arun Kumar Mohta sold and transferred All That remaining piece and parcel of land masuring about 17 (seventeen) decimal, more or less, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in R.S. *Khatian* No. 1520 and L.R. *Khatian* No. 3376, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Rajaram Estate Private Limited.
10. **Mutation:** The said Rajaram Estate Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 6250.
11. **Sale by Rajaram Estate Private Limited to Roxy Constructions 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 7718 to 7740, being Deed No. 04864 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Roxy Constructions Private Limited.
12. **Mutation:** The said Roxy Constructions Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 12018.
13. **Sale by Rajaram Estate Private Limited to Awesome 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 7764 to 7786, being Deed No. 04866 for the year 2014, the said Rajaram Estate Private Limited sold and transferred All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No.6250 (R.S. *Khatian* No.1520), in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Awesome Promoters Private Limited.
14. **Mutation:** The said Awesome Promoters Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 12016.

15. **Agreement by Awesome Promoters Private Limited:** By an Agreement For Sale dated 25.02.2025 registered in the Office of the A.D.S.R.-Bidhannagar, North 24 Parganas, recorded in Book No. I, Volume No. 1504-2025, at Pages 21146 to 21168, being Deed No. 150400509 for the year 2025, the said Awesome Promoters Private Limited agreed to sell and transfer All That piece and parcel of land measuring about 10 (ten) decimal, more or less, together with asbestos shed structure, out of 34 (thirty four) decimal, more or less, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* No. 12016, in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-Gopalpur Municipality, District North 24 Parganas, in favour of Laxmi Angaan Private Limited.

16. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3582:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. Khatian
04864 for the year 2014	Rajaram Estate Pvt. Ltd.	10	34	Roxy Constructions Pvt. Ltd.	Roxy Constructions Pvt. Ltd.	12018
04866 for the year 2014	Rajaram Estate Pvt. Ltd.	10	34	Awesome Promoters Pvt. Ltd.	Awesome Promoters Pvt. Ltd.	12016

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 Abdul Hamid is required to be verified.
- **Subject to my observations**, the Owners, namely, Roxy Constructions Private Limited and Awesome Promoters Private Limited have a marketable title to the Said Property.

10.

Schedule
(Said Property)

All That piece and parcel of *Sali* land measuring about 20 (twenty) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12016 and 12018 (R.S. *Khatian* No.1520), 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
WB/2072/2009
Date: 08.05.2025
Place: Kolkata

TITIL DUTTA
Advocate
High Court, Calcutta

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 27.11.1964 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.134, at Pages 22 to 24, being Deed No.9035 for the year 1964
3. Deed of Sale (*Bikroy Koabla*) dated 14.02.1975 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 6, at Pages 174 to 176, being Deed No. 1368 for the year 1975
4. Deed of Conveyance dated 26.03.2002 registered in the Office of the A.D.S.R. Bidhannagar (salt Lake City), recorded in Book No.I, Volume No. 10, at Pages 262 to 278, being Deed No. 198 for the year 2003
5. Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 9232 to 9244, being Deed No.07266 for the year 2009
6. Deed of Conveyance dated 12.10.2007 registered in the Office of the A.R.A.-II, Kolkata, CD Volume No.15, at Pages 11177 to 11190, being Deed No.07267 for the year 2009
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 7718 to 7740, being Deed No. 04864 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 7764 to 7786, being Deed No. 04866 for the year 2014
9. Agreement For Sale dated 25.02.2025 registered in the Office of the A.D.S.R.- Bidhannagar, North 24 Parganas, recorded in Book No. I, Volume No. 1504-2025, at Pages 21146 to 21168, being Deed No. 150400509 for the year 2025
10. L.R. Parcha in the name of Rajaram Estate Private Limited
11. *Dag* Tathyा of L.R. *Dag* No. 3582

**Annexure B
(Search)**

Index II

All That piece and parcel of *Sali* land measuring about 20 (twenty) decimal, more or less, out of 34 (thirty four) decimal, together with asbestos shed structure, in C.S. *Dag* No. 5356 corresponding to R.S./L.R. *Dag* No. 3582, recorded in L.R. *Khatian* Nos. 12016 and 12018 (R.S. *Khatian* No.1520), 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>
3582	34	2941 out of 10,000	10	Roxy Constructions Pvt. Ltd.	12018
3582	34	2941 out of 10,000	10	Awesome Promoters Pvt. Ltd.	12016

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

10.