

TITIL DUTTA
Advocate

Chamber:
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4, Government Place (North)
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TITLE REPORT

Re.: All That piece or parcel of *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12017 (R.S. *Khatian* No. 1428), 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- c) have not been superseded by any other document not made available to me for whatever reason;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 Nazimun Bibi:** By virtue of a Deed of Conveyance dated 07.12.1988 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, being Deed No. 10037 for the year 1998, one Nazimun Bibi became the absolute owner of All That piece or parcel of land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Sale to Virtual Vyapaar Private Limited:** By a Deed of Conveyance dated 27.09.2005 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 10, being No. 5478 for the year 2005, Nazimun Bibi sold and transferred All That piece or parcel of land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Virtual Vyapaar Private Limited.
3. **First Sale to Hillarious Apartments Private Limited:** By a Deed of Conveyance dated 19.05.2006 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 15, being No. 6405 for the year 2006, Virtual Vyapaar Private Limited sold and transferred All That piece or parcel of land measuring about 5 (five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428 and L.R. *Khatian* No. 2688, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillarious Apartments Private Limited.

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4. **Ownership of Abdul Jabbar Mondal:** By virtue of a Deed of Sale dated 02.03.1999 registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No.I, being Deed No. 1490 for the year 1991, one Abdul Jabbar Mondal became the absolute owner of All That piece or parcel of land measuring about 7.5 (seven point five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
5. **Second Sale to Hillarious Apartments Private Limited:** By a Deed of Conveyance dated 18.11.2005 registered in the Office of the A.R.A.-II, North 24 Parganas, recorded in Book No. I, Volume No.1, at Pages 1 to 13, being No. 03111 for the year 2006, Abdul Jabbar Mondal sold and transferred All That piece or parcel of land measuring about 7.5 (seven point five) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428 and L.R. *Khatian* Nos. 3337, 2688 and 798, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Hillarious Apartments Private Limited. Pertinent to mention herein that Abdul Jabbar Mondal purchased land measuring 2.5 (two point five) decimal, more or less, in excess in R.S. *Dag* No. 3581, hence the said Abdul Jabbar Mondal was the actual owner of land measuring 5 (five) decimal, more or less. Consequently, despite acquiring land measuring 7.5 (seven point five) decimal, more or less, Hillarious Apartments Private Limited was rightfully entitled to only land measuring 5 (five) decimal, more or less.
6. **Mutation:** The said Hillarious Apartments Private Limited recorded its name in the records of the Land Reforms vide L.R. *Khatian* No. 6160.
7. **Sale to Shirley Ventures 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 7696 to 7717, being No. 04863 for the year 2014, Hillarious Apartments Private Limited sold and transferred All That piece or parcel of land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in R.S. *Khatian* No. 1428 and L.R. *Khatian* No. 6160, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to Shirley Ventures Private Limited.
8. **Purchase & Records of Right in R.S./L.R. *Dag* No. 3581:**

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. <i>Khatian</i>
04863 for the year 2014	Hillarious Apartments Private Limited	10	20	Shirley Ventures Private Limited	Shirley Ventures Private Limited	12017

Conclusion:

- The searches undertaken have not disclosed any encumbrances affecting the Said Property as per the records available.
- Subject to my observations, the Owner, Shirley Ventures Private Limited has a marketable title to the Said Property.

**Schedule
(Said Property)**

All That piece or parcel of *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12017 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), 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
Advocate
High Court, Calcutta

Titil Dutta

Titil Dutta
Advocate
High Court, Calcutta
WB/2072/2009
Date: 10.05.2025
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 27.09.2005 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 10, being No. 5478 for the year 2005
2. Deed of Conveyance dated 19.05.2006 registered in the Office of the D.S.R.-II, North 24 Parganas, recorded in Book No.I, Volume No.1, at Pages 1 to 15, being No. 6405 for the year 2006
3. Deed of Conveyance dated 18.11.2005 registered in the Office of the A.R.A.-II, North 24 Parganas, recorded in Book No. I, Volume No.1, at Pages 1 to 13, being No. 03111 for the year 2006
4. 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 7696 to 7717, being No. 04863 for the year 2014

Annexure B (Search)

Index II

All That piece or parcel of *Sali* land measuring about 10 (ten) decimal, more or less, out of 20 (twenty) decimal, more or less, together with asbestos shed structure in C.S. *Dag* No. 5768 corresponding to R.S./L.R. *Dag* No. 3581, recorded in L.R. *Khatian* No. 12017 (C.S. *Khatian* No.1365 & R.S. *Khatian* No.1428), 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>
3581	20	5000 out of 10,000	10	Shirley Ventures Private Limited	12017

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