

TITIL DUTTA

Advocate

Chamber:

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TITLE REPORT

Re.: All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* No. 8509 (R.S. *Khatian* No. 1850), 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- c) have not been superseded by any other document not made available to me for whatever reason;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 Khatejan Bibi:** One Khatejan Bibi was the absolute owner of All That piece and parcel of land measuring about 2.46 (two point four six) acres, more or less, comprised in several *dags*, recorded in C.S. *Khatian* No. 1608 and R.S. *Khatian* No. 1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas. The said Khatejan Bibi, a Mohammedan, died intestate leaving behind surviving her heirs and successors who jointly inherited the entire property left by the said Khatejan Bibi, as per the Muslim Law of Succession.
2. **Deed of Partition:** By a Deed of Partition dated 11.04.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 41, at Pages 182 to 200, being Deed No.3115 for the year 1968, the legal heirs and successors of Late Khatejan Bibi mutually partitioned their properties and demarcated their individual shares as mentioned in the said Deed of Partition. The land of 2.46 (two point four six) acres, more or less, comprised in several *dags*, recorded in C.S. *Khatian* No. 1608 and R.S. *Khatian* No. 1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas was allotted to one Abdul Rahim, son of Late Khatejan Bibi.
3. **Sale by Abdul Rahim:** By a Deed of Sale (*Bikroy Kobala*) dated 05.01.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.13, at Pages 52 to 54, being Deed No.70 for the year 1973, Abdul Rahim sold All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Ram Chandra Keswani.

4. **Sale by Ram Chandra Keshwani:** By a Deed of Sale dated 09.03.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.22, at Pages 42 to 44, being Deed No. 1713 for the year 1973, Ram Chandra Keshwani sold All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306 corresponding to R.S. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to one Madanmohan Banerjee and Meghnath Banerjee. Subsequently, the said Madanmohan Banerjee and Meghnath Banerjee recorded their names in the records of the Land Reforms Settlement vide L.R. *Khatian* Nos. 2087 and 2257.
5. **Demise of Madanmohan Banerjee:** Madanmohan Banerjee, a Hindu, died intestate, leaving behind him surviving his wife, (1) Ashrukana Debi, only son, (2) Saibal Banerjee and 2 (two) daughters, namely, (3) Krishna Roy and (4) Jhumka Chakraborty, as his only legal heirs and successors who jointly and in equal share inherited the entire undivided half share of Late Madanmohan Banerjee in All That piece and parcel of land measuring about 80 (eighty) decimal, more or less, being the entirety of C.S. *Dag* No.5306 corresponding to R.S. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608 and R.S. *Khatian* No.1850, in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, as per the Hindu Law of Succession.
6. **Sale to M/s. LGW Limited:** By an Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 499, at Pages 26 to 62, being Deed No. 08831 for the year 2003, Ashrukana Debi, Saibal Banerjee, Krishna Roy, Jhumka Chakraborty and Meghnath Banerjee jointly sold All That piece and parcel of land measuring about 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* Nos. 2087 and 2257 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, to M/s. LGW Limited.
7. **Mutation:** M/s. LGW Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 4835.
8. **Sale to Sushobhan 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 3041 to 3055, being Deed No. 13507 for the year 2012, M/s. LGW Limited sold All That piece and parcel of land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, in 46 (forty six) decimal, more or less, out of 80 (eighty) decimal, more or less, in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No. 3530, recorded in C.S. *Khatian* No.1608, R.S. *Khatian* No.1850 and L.R. *Khatian* No. 4835 in *Mouza* Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), within the limits of the Rajarhat-

Gopalpur Municipality, District North 24 Parganas, to Sushobhan Properties Private Limited.

9. **Mutation:** Sushobhan Properties Private Limited recorded its name in the records of the Land Reforms Settlement vide L.R. *Khatian* No. 8509.

10. **Purchase & Records of Right:**

Owner	Area Purchased (in decimal)	Area Recorded (in decimal)	L.R. <i>Khatian</i>
Sushobhan Properties Pvt. Ltd.	12	12	8509

Conclusion:

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

Note:

- Deed of Partition dated 11.04.1968 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No. 41, at Pages 182 to 200, being Deed No.3115 for the year 1968 is required to be verified.
- Deed of Sale dated 09.03.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.22, at Pages 42 to 44, being Deed No. 1713 for the year 1973 is required to be verified.
- Legal Heirship Certificate in the name of Madanmohan Banerjee is required to be verified.

Subject to my observations, the Owner, Sushobhan Properties Private Limited has a marketable title to the Said Property.

TD.

Schedule
(Said Property)

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* No. 8509 (R.S. *Khatian* No. 1850), 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

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Advocate
High Court, Calcutta
WB/2072/2009
Date: 29.04.2025
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 Kobala*) dated 05.01.1973 registered in the Office of the S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.13, at Pages 52 to 54, being Deed No.70 for the year 1973
2. Indenture of Conveyance dated 12.08.2003 registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), recorded in Book No.I, Volume No. 499, at Pages 26 to 62, being Deed No. 08831 for the year 2003
3. 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 3041 to 3055, being Deed No. 13507 for the year 2012
4. L.R. *Dag Tathyā*

Annexure B (Search)

Index II

All That piece and parcel of undivided *Sali* land measuring about 12 (twelve) decimal, more or less together with a asbestos shed structure standing thereon, out of 80 (eighty) decimal, comprised in C.S. *Dag* No.5306 corresponding to R.S./L.R. *Dag* No.3530, recorded in L.R. *Khatian* No. 8509 (R.S. *Khatian* No. 1850), 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>
3530	80	1500 out of 10,000	12	Sushobhan Properties Pvt. Ltd.	8509

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

10.