

TITIL DUTTA
Advocate

Chamber:
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TITLE REPORT

Re.: All That piece and parcel of *Sali* land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S./L.R. *Dag* No. 3528, recorded in L.R. *Khatian* No. 12085, 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- c) have not been superseded by any other document not made available to me for whatever reason;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 Innat Ali Mondal:** One Innat Ali Mondal was the sold and absolute owner of All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528, recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
2. **Demise of Innat Ali Mondal:** Innat Ali Mondal, a Mohammedan, died intestate leaving behind him surviving his 6 (six) sons, namely, (1) Abdul Kader Mondal (2) Yusuf Ali Mondal (3) Kutubuddin Mondal (4) Siddik Ali Mondal (5) Yachin Ali Mondal (6) Fikkar Ali Mondal and 3 (three) daughters namely, (7) Tachlima Bibi (8) Saleha Bibi and (9) Aleya Bibi, as his only legal heirs and successors who jointly and in diverse share inherited the entirety of All That piece and parcel of land measuring about 14 (fourteen) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528, recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, according to the Muslim Law of Succession.
3. **Absolute Ownership of Yachin Ali Mondal:** Thus, by virtue of inheritance, the said Yachin Ali Mondal became the absolute owner of All That piece and parcel of land measuring about 1.87 (one point eight seven) decimal, more or less, in 14 (fourteen) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528, recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas.
4. **Sale to Vachi Nirmaan Private Limited:** By an Indenture dated 24.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 4, at Pages 1563 to 1584, being Deed No.00886 for the year 2013, the said Yachin Ali Mondal sold and transferred All That piece and parcel of land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S. *Dag* No. 3528,

recorded in L.R. *Khatian* No. 479 in *Mouza* Gopalpur, J.L. No.2, Police Station Rajarhat (now Airport), District North 24 Parganas, in favour of Vachi Nirmaan Private Limited.

5. Purchase & Records of Right in R.S./L.R. *Dag* No. 3528:

Purchase Deed	Vendor	Area Sold (in decimal)	Total Area (in decimal)	Purchaser	Recorded Owner	L.R. <i>Khatian</i>
00886 for the year 2013	Yachin Ali Mondal	1.87	28	Vachi Nirmaan Pvt. Ltd.	Vachi Nirmaan Pvt. Ltd.	12085

Conclusion:

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

**Schedule
(Said Property)**

All That piece and parcel of *Sali* land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S./L.R. *Dag* No. 3528, recorded in L.R. *Khatian* No. 12085, 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

Titil Dutta
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 24.01.2013 registered in the Office of the A.R.A.-II, Kolkata, recorded in Book No.I, CD Volume No. 4, at Pages 1563 to 1584, being Deed No.00886 for the year 2013
2. *Faraznama* in the name of Innat Ali Mondal
3. *Dag* Tathyा of L.R. *Dag* No. 3528

Annexure B (Search)

Index II

All That piece and parcel of *Sali* land measuring about 1.87 (one point eight seven) decimal, more or less, out of 28 (twenty-eight) decimal, in R.S./L.R. *Dag* No. 3528, recorded in L.R. *Khatian* No. 12085, 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 Purchased (in decimal)	Area Recorded (in decimal)	Recorded Owner	L.R. <i>Khatian</i>
3528	28	667 out of 10,000	1.87	1.87	Vachi Nirmaan Pvt. Ltd.	12085

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

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