

**TITIL DUTTA**

Advocate

**Chamber:**Room No. 918, 9<sup>th</sup> Floor

The Olisa Offices

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To

**SRIJAN REALTY PVT. LTD.,****SRIJAN House,****36/1A, Elgin Road, Sreepally,****Bhowanipore, Kolkata - 700026****TITLE REPORT**

|   |                                |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---|--------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name & Address of the Owner(s) |                                                            | <b>AS PER ANNEXURE A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2 | Location of the land           |                                                            | <i>Mouza Doharia, J.L.No.45, Police Station Barasat, within the limits of the Madhyamgram Municipality, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3 | Full Description of Property   |                                                            | <b>Description of the property:</b><br><i>Sali</i> measuring about 38 (thirty eight) decimal, in R.S./L.R. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No. 283 and L.R. <i>Khatian</i> Nos.3715 and 5843, in <i>Mouza Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas</i><br><br><i>Sali</i> measuring 39 (thirty nine) decimal, in R.S./L.R. <i>Dag</i> No. 554/652, recorded in R.S. <i>Khatian</i> No.196, in <i>Mouza Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas,</i> |
|   | 3.1                            | Nature of Immovable Property                               | <i>Sali</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | 3.2                            | Name of Gram Panchayat/ Municipality/Municipal Corporation | Madhyamgram Municipality                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|   | 3.6                            | Nature of Ownership                                        | <b>FREE HOLD</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| 4 |  | Tracing of title | <p><b>Title of R.S./L.R. <i>Dag</i> No. 554</b></p> <p>a) Habul Chandra Mondal, son of Dwarika Nath Mondal, Biswanath Mondal, Bholanath Mondal and Shambhunath Mondal, all sons of Late Panchanan Mondal were joint and absolute owners of land classified as <i>Sali</i> measuring about 38 (thirty eight) decimal, more or less, in R.S. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No.283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas together with several other lands. As per the R.S. Records, Habul Chandra Mondal was entitled to <math>\frac{1}{2}</math> (undivided half share) in R.S. <i>Dag</i> No. 554 &amp; each of Biswanath Mondal, Bholanath Mondal and Shambhunath Mondal was entitled to <math>\frac{1}{6}</math><sup>th</sup> (one-sixth share) in R.S. <i>Dag</i> No. 554.</p> <p>b) A Deed of Partition dated 02.05.1964 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No.42, at Pages 208 to 236, being Deed No. 3429 for the year 1964, was executed and entered by and between co-sharers namely, Gopal Chandra Mondal, Kartick Chandra Mondal, Ganesh Chandra Mondal, Pramila Bala Mondal all being legal heirs of Late Habul Chandra Mondal <b>And</b> Biswanath Mondal, Bholanath Mondal, Shambhunath Mondal, Karunabala Mondal all being legal heirs of Late Panchanan Mondal, and the said Bholanath Mondal was allotted land classified as <i>Sali</i> measuring about 38 (thirty eight) decimal, more or less, in R.S. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No.283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas together with other lands.</p> <p>c) By a Deed of Sale dated 30.07.1997 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, being Deed No. 4961 for the year 1997, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 30.25 (thirty point two five) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No. 283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to M/s Techno Engineers.</p> <p>d) By a Deed of Sale dated 01.07.1996 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, being Deed No. 4388 for the year 1996, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 3 (three) decimal, more or less, out of 38 (thirty eight)</p> |
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|  |  |  | <p>decimal, in R.S./L.R. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No. 283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to M/s Techno Engineers.</p> <p>e) M/s Techno Engineers recorded its name in the records of the Land Reforms Settlement vide L.R. <i>Khatian</i> No. 3715 in respect of land measuring 34.8308 (thirty four point eight three zero eight) decimal.</p> <p>f) By a Deed of Sale dated 28.11.1983 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No. 161, at Pages 139 to 145, being Deed No. 9610 for the year 1986, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 4.96 (four point nine six) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No. 283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to Ashit Kumar Guha.</p> <p>g) By a Deed of Sale dated 01.07.1996 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, Volume No. 160, at Pages 261 to 266, being Deed No.9625 for the year 1983, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 2.067 (two point zero six seven) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. <i>Dag</i> No. 554, recorded in R.S. <i>Khatian</i> No. 283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to Ashit Kumar Guha.</p> <p>h) Ashit Kumar Guha recorded his name in the records of the Land Reforms Settlement vide L.R. <i>Khatian</i> No. 5843 in respect of land measuring 3.1654 (three point one six five four) decimal.</p> <p><b>Title of R.S./L.R. <i>Dag</i> No. 554/652</b></p> <p>i) Habul Chandra Mondal, son of Dwarika Nath Mondal, Biswanath Mondal, Bholanath Mondal and Shambhunath Mondal, all sons of Late Panchanan Mondal were joint and absolute owners of land classified as <i>Sali</i> measuring about 39 (thirty nine) decimal, more or less, in R.S. <i>Dag</i> No. 554/652, recorded in R.S. <i>Khatian</i> No.196, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas together with several other lands. As per the R.S. Records, Habul Chandra Mondal was entitled to <math>\frac{1}{2}</math></p> |
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|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>(undivided half share) in R.S. <i>Dag</i> No. 554/652 &amp; each of Biswanath Mondal, Bholanath Mondal and Shambhunath Mondal was entitled to 1/6<sup>th</sup> (one-sixth share) in R.S. <i>Dag</i> No. 554/652.</p> <p>j) A Deed of Partition dated 02.05.1964 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No.42, at Pages 208 to 236, being Deed No. 3429 for the year 1964, was executed and entered by and between co-sharers namely, Gopal Chandra Mondal, Kartick Chandra Mondal, Ganesh Chandra Mondal, Pramila Bala Mondal all being legal heirs of Late Habul Chandra Mondal <b>And</b> Biswanath Mondal, Bholanath Mondal, Shambhunath Mondal, Karunabala Mondal all being legal heirs of Late Panchanan Mondal, and the said Bholanath Mondal was allotted land classified as <i>Sali</i> measuring about 39 (thirty nine) decimal, more or less, in R.S. <i>Dag</i> No. 554/652, recorded in R.S. <i>Khatian</i> No.283, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas together with other lands.</p> <p>k) By a Deed of Sale dated 01.07.1996 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, being Deed No. 4388 for the year 1996, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 30 (thirty) decimal, more or less, out of 39 (thirty nine) decimal, in R.S./L.R. <i>Dag</i> No. 554/652, recorded in R.S. <i>Khatian</i> No.196, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to M/s Techno Engineers.</p> <p>l) By a Deed of Sale dated 28.11.1983 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No. 161, at Pages 139 to 145, being Deed No. 9610 for the year 1986, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 4.96 (four point nine six) decimal, more or less, out of 39 (thirty nine) decimal, in R.S./L.R. <i>Dag</i> No. 554/652, recorded in R.S. <i>Khatian</i> No.196, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to Ashit Kumar Guha.</p> <p>m) By a Deed of Sale dated 01.07.1996 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, Volume No. 160, at Pages 261 to 266, being Deed No.9625 for the year 1983, Bholanath Mondal sold and transferred land classified as <i>Sali</i> measuring about 2.067 (two point zero</p> |
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|---|---|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------|
|   |   |                                                                | six seven) decimal, more or less, out of 39 (thirty nine) decimal, in R.S./L.R. <i>Dag</i> No. 554/652, recorded in R.S. <i>Khatian</i> No.196, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, Additional District Sub-Registration Office at Barasat, PIN-700129, District North 24 Parganas, to Ashit Kumar Guha.                                                          |                                        |                                                                                       |
| 5 |   | Title deeds/document details under which ownership is acquired | <b>Owner/Details of Issuing Office</b>                                                                                                                                                                                                                                                                                                                                                      | <b>Name/nature of Deed or Document</b> | <b>Details like Regd. etc.</b>                                                        |
|   | 1 |                                                                | Office of the Sub-Registrar at Barasat                                                                                                                                                                                                                                                                                                                                                      | Deed of Partition dated 02.05.1964     | Book No.I, Volume No.42, at Pages 208 to 236, being Deed No. 3429 for the year 1964   |
|   | 2 |                                                                | Office of the Additional District Sub-Registrar at Barasat                                                                                                                                                                                                                                                                                                                                  | Deed of Sale dated 30.07.1997          | Book No.I, being Deed No. 4961 for the year 1997                                      |
|   | 3 |                                                                | Office of the Additional District Sub-Registrar at Barasat                                                                                                                                                                                                                                                                                                                                  | Deed of Sale dated 01.07.1996          | Book No.I, being Deed No. 4388 for the year 1996                                      |
|   |   |                                                                | Office of the Sub-Registrar at Barasat                                                                                                                                                                                                                                                                                                                                                      | Deed of Sale dated 28.11.1983          | Book No.I, Volume No. 161, at Pages 139 to 145, being Deed No. 9610 for the year 1986 |
|   |   |                                                                | Office of the Additional District Sub-Registrar at Barasat                                                                                                                                                                                                                                                                                                                                  | Deed of Sale dated 01.07.1996          | Book No.I, Volume No. 160, at Pages 261 to 266, being Deed No.9625 for the year 1983  |
| 6 |   | List of encumbrances                                           | <b>1) Nature of Encumbrance:</b><br><b>Mortgage</b><br><b>Lien</b><br><b>Lease/ Tenancy</b><br><b>Right to specific performance under an agreement to sell</b><br><b>Power of Attorney</b><br><b>Liens/ First Charge under laws</b><br><b>Development Agreement</b><br><b>Right of reversion to Govt.</b><br><b>Lispendens</b><br><b>Name of the persons in whose favour encumbrance is</b> |                                        |                                                                                       |
|   |   |                                                                | No adverse entry found                                                                                                                                                                                                                                                                                                                                                                      |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | YES                                                                                                                                                                                                                                                                                                                                                                                         |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NO                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |
|   |   |                                                                | NA                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                                                                                       |

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|    |                                                                       |                      | subsisting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |
|    |                                                                       |                      | Date on which encumbrance has come into existence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA |
| 7  |                                                                       | View on encumbrances | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |    |
| 8  | 8.1                                                                   | Regulatory Issues    | <b><u>Clearly provide the following details:</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |
|    |                                                                       |                      | ❖ Whether the property is affected by Land Ceiling Law:<br>Ans. Searches not conducted by me as instructed.<br><br>❖ Whether the property is affected by Forest Law:<br>Ans: Searches not conducted by me as instructed.<br><br>❖ Whether the property is affected by litigation<br>Ans: NO.<br><br>❖ Whether the property is affected by Urban Land Ceiling Law:<br>Ans: Searches not conducted by me as instructed.<br><br>❖ Whether the property if affected by Environmental Law:<br>Ans: Searches not conducted by me as instructed.<br><br>❖ Whether the property is affected by user restrictions under Municipal/Revenue Law:<br>Ans: Searches not conducted by me as instructed.<br><br>❖ Any other regulatory issue relating to property:<br>Ans: Searches not conducted by me as instructed. |    |
| 9  | List of documents/deeds provided to me & perused by me                |                      | As per Annexure B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |
| 10 | Offices Searched                                                      |                      | <b>a) Registration Offices:</b> <ul style="list-style-type: none"> <li>Additional Registrar of Assurances, Kolkata</li> <li>District Sub-Registration Office, Barasat, North 24 Pgs.</li> <li>Additional District Sub-Registration Office, Barasat, North 24 Pgs.</li> </ul> <b>b) Courts having competent jurisdiction</b><br><b>c) L.R. Records</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |    |
| 11 | Whether the documents examined are duly stamped as per the Stamp Act. |                      | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |
| 14 | Certificate of Examination                                            |                      | This is to certify that I have examined each & every page of the documents required for giving the title clearance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |    |

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|    |                             | certificate and did not find that transactions under the provided documents are sham and fictitious.            |
| 15 | RoC Search                  | <b>Searches not conducted by me as instructed.</b>                                                              |
| 16 | <b>Certificate of Title</b> | This is to certify that the title of the lands in question of the present landowner is bankable and marketable. |

Titil Dutta  
Advocate  
Date: 22.05.2025  
Place: Kolkata

**ANNEXURE A  
NAMES OF OWNER**

| <b>Names of Present Owner</b> | <b>Address of Present Owners</b>                  |
|-------------------------------|---------------------------------------------------|
| <b>Ashit Kumar Guha</b>       | Madhyamgram, P.S. Barasat, District North 24 Pgs. |
| <b>M/s Techno Engineers</b>   | Madhyamgram, P.S. Barasat, District North 24 Pgs. |

**ANNEXURE B  
COPY OF TITLE DEEDS / DOCUMENTS PROVIDED**

|          |                                                                                                                                                                                                              |
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| <b>1</b> | Deed of Partition dated 02.05.1964 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No.42, at Pages 208 to 236, being Deed No. 3429 for the year 1964                 |
| <b>2</b> | Deed of Sale dated 01.07.1996 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, being Deed No. 4388 for the year 1996                                     |
| <b>3</b> | Deed of Sale dated 30.07.1997 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, being Deed No. 4961 for the year 1997                                     |
| <b>4</b> | Deed of Sale dated 01.07.1996 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, Volume No. 160, at Pages 261 to 266, being Deed No.9625 for the year 1983 |
| <b>5</b> | Deed of Sale dated 28.11.1983 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No. 161, at Pages 139 to 145, being Deed No. 9610 for the year 1986                    |
| <b>6</b> | <i>L.R. Dag Tathya</i>                                                                                                                                                                                       |