

TITIL DUTTA

Advocate

Chamber:

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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)		AS PER ANNEXURE A
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		Description of the property: Land classified as <i>sali</i> measuring about 59 (fifty-nine) decimal, more or less, being the entirety of R.S./L.R. <i>Dag</i> No.593, recorded in R.S. <i>Khatian</i> No.186 and L.R. <i>Khatian</i> Nos.3434, 3553, 3554, 3555, 3713 and 7368, in <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>
	3.1	Nature of Immovable Property	<i>Sali</i>
	3.2	Name of Gram Panchayat/ Municipality/Municipal Corporation	Madhyamgram Municipality
	3.6	Nature of Ownership	FREE HOLD

4		Tracing of title	a) 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 59 (fifty-nine) decimal, more or less, in R.S. <i>Dag</i> No. 593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas together with several other lands. 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, Biswanath Mondal, Bholanath Mondal, Shambhunath Mondal, Pramila Bala Mondal and Karunabala Mondal and the said Shambhunath Mondal was allotted land classified as <i>Sali</i> measuring about 59 (fifty-nine) decimal, more or less, in R.S. <i>Dag</i> No. 593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas together with other lands. c) By a Deed of Sale dated 12.08.1998 registered in the Office of the Additional District Sub-Registrar at Barasat (North) 24 Parganas, recorded in Book No.I, Volume No.122, at Pages 289 to 296, being Deed No.03732 for the year 2006, Shambhunath Mondal sold and transferred land classified as <i>Sali</i> measuring about 10 (ten) <i>cottah</i> equivalent to 16.5 (sixteen point five) decimal, more or less, out of 59 (fifty-nine) decimal, more or less, in R.S./L.R. <i>Dag</i> No.593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas, to Chandan Sengupta. d) By a Deed of Sale registered in the Office of the Registrar of Assurances, Kolkata, recorded in Book No.I, Volume No.170, at Pages 48 to 59, being Deed No.4380 for the year 1993, Shambhunath Mondal sold and transferred land classified as <i>Sali</i> measuring about 7 (seven) <i>cottah</i> equivalent to 11.57 (eleven point five seven) decimal, more or less, out of 59 (fifty-nine) decimal, more or less,
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			in R.S./L.R. <i>Dag</i> No.593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas, to Anima Seal. e) By a Deed of Sale registered in the Office of the Registrar of Assurances, Kolkata, recorded in Book No.I, Volume No.170, at Pages 60 to 70, being Deed No.4381 for the year 1993, Shambhunath Mondal sold and transferred land classified as <i>Sali</i> measuring about 5 (five) <i>cottah</i> equivalent to 8.27 (eight point two seven) decimal, more or less, in R.S./L.R. <i>Dag</i> No.593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas, to Abhijit Seal. f) By a Deed of Sale dated 08.08.1997 registered in the Office of the Additional District Sub-Registrar at Barasat (North) 24 Parganas, recorded in Book No.I, Volume No.14, being Deed No.749 for the year 1993, Anima Seal and Abhijit Seal jointly sold and transferred land classified as <i>Sali</i> measuring about 12 (twelve) <i>cottah</i> equivalent to 19.84 (nineteen point eight four) decimal, more or less, in R.S./L.R. <i>Dag</i> No.593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas, to Ajoy Kumar Guha, Ashoke Kumar Guha, Ashit Kumar Guha and Alok Kumar Guha. g) By a Deed of Sale dated 08.04.1996 registered in the Office of the District Registrar, Barasat, North 24 Parganas, recorded in Book No.I, Volume No.57, at Pages 309 to 316, being Deed No.3164 for the year 1996, Sambhunath Mondal sold and transferred land classified as <i>Sali</i> measuring about 14 (fourteen) <i>cottah</i> equivalent to 23.14 (twenty three point one four) decimal, more or less, out of 59 (fifty-nine) decimal, more or less, in R.S./L.R. <i>Dag</i> No.593, recorded in R.S. <i>Khatian</i> No.186, in <i>Mouza</i> Doharia, J.L. No. 45, Police Station Barasat, District North 24 Parganas, to Krishna Sengupta.
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			h) Records of Right:		
			Owner	Purchased Area (in decimal)	Recorded Area (in decimal)
			Chandan Sengupta (L.R. Kh. 3434)	16.50	16.5023
			Ajoy Kr. Guha (Recorded in the name of Anjan Guha, s/o Ajay Kr. Guha – L.R. Kh. 3553)	4.9625	4.9501
			Ashoke Kr. Guha (L.R. Kh. 3713)	4.9625	4.9501
			Alok Kr. Guha (L.R. Kh. 3555)	4.9625	4.9501
			Ashit Kr. Guha (L.R. Kh. 3554)	4.9625	4.9501
			Krishna Sengupta (L.R. Kh. 7368)	23.14	22.70
5		Title deeds/document details under which ownership is acquired	Owner/Details of Issuing Office	Name/nature of Deed or Document	Details like Regd. etc.
	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 (North) 24 Parganas	Deed of Sale dated 12.08.1998	Book No.I, Volume No.122, at Pages 289 to 296, being Deed No.03732 for the year 2006
	3		Office of the District Registrar, Barasat, North 24 Parganas	Deed of Sale dated 08.04.1996	Book No.I, Volume No.57, at Pages 309 to 316, being Deed No.3164 for the year 1996
	4		Office of the Additional	Deed of Sale dated 08.08.1997	Book No.I, Volume No.14, being Deed

			District Sub-Registrar at Barasat (North) 24 Parganas		No.749 for the year 1993
6		List of encumbrances	1) Nature of Encumbrance:		
			Mortgage		NO
			Sale		YES
			Lien		NO
			Lease/ Tenancy		NO
			Right to specific performance under an agreement to sell		NO
			Power of Attorney		NO
			Liens/ First Charge under laws		NO
			Development Agreement		YES
			Right of reversion to Govt.		NO
			Lispendens		NO
			Name of the persons in whose favour encumbrance is subsisting	Ashok Kumar Guha, Aloke Kumar Guha & Others – Landlord Srijan Realty Pvt. Ltd. – Developer	
			Date on which encumbrance has come into existence.	Development Agreement – ARA IV, Deed Nos. 190407466 / 2024 & 190407465 / 2024 (No adverse entries)	
7		View on encumbrances	No adverse entry found		
8	8.1	Regulatory Issues	Clearly provide the following details:		
			* Whether the property is affected by Land Ceiling Law: Ans. Searches not conducted by me as instructed.		
			* Whether the property is affected by Forest Law: Ans: Searches not conducted by me as instructed.		
			* Whether the property is affected by litigation Ans: NO.		
			* Whether the property is affected by Urban Land Ceiling Law: Ans: Searches not conducted by me as instructed.		

			* Whether the property is affected by Environmental Law: Ans: Searches not conducted by me as instructed. * Whether the property is affected by user restrictions under Municipal/Revenue Law: Ans: Searches not conducted by me as instructed. * Any other regulatory issue relating to property: 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		a) Registration Offices: • Additional Registrar of Assurances, Kolkata • District Sub-Registration Office, Barasat, North 24 Pgs. • Additional District Sub-Registration Office, Barasat, North 24 Pgs. b) Courts having competent jurisdiction
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 certificate and did not find that transactions under the provided documents are sham and fictitious
15	RoC Search		Searches not conducted by me as instructed.
16	Certificate of Title		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 OWNERS**

Names of Present Owner	Address of Present Owners
Chandan Sengupta	Madhyamgram, P.S. Barasat, District North 24 Pgs.
Ajoy Kr. Guha	Madhyamgram, P.S. Barasat, District North 24 Pgs.
Ashoke Kr. Guha	Madhyamgram, P.S. Barasat, District North 24 Pgs.
Alok Kr. Guha	Madhyamgram, P.S. Barasat, District North 24 Pgs.
Ashit Kr. Guha	Madhyamgram, P.S. Barasat, District North 24 Pgs.
Krishna Sengupta	Madhyamgram, P.S. Barasat, District North 24 Pgs.

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

1	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
2	Deed of Sale dated 12.08.1998 registered in the Office of the Additional District Sub-Registrar at Barasat (North) 24 Parganas, recorded in Book No.I, Volume No.122, at Pages 289 to 296, being Deed No.03732 for the year 2006
3	Deed of Sale dated 08.04.1996 registered in the Office of the District Registrar, Barasat, North 24 Parganas, recorded in Book No.I, Volume No.57, at Pages 309 to 316, being Deed No.3164 for the year 1996
4	Deed of Sale dated 08.08.1997 registered in the Office of the Additional District Sub-Registrar at Barasat (North) 24 Parganas, recorded in Book No.I, Volume No.14, being Deed No.749 for the year 1993
5	L.R. <i>Dag</i> Tathya