

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>doba</i> measuring about 3 (three) decimal, more or less, being the entirety of R.S./L.R. <i>Dag</i> No. 594, recorded in R.S. <i>Khatian</i> No.186 and L.R. <i>Khatian</i> No. 3069, 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>Doba</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>Doba</i> measuring about 3 (three) decimal, more or less, in R.S./L.R. <i>Dag</i> No. 594, 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>Doba</i> measuring about 3 (three) decimal, more or less, in R.S./L.R. <i>Dag</i> No. 594, 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 08.10.1985 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No.113, at Pages 39 to 44, being Deed No. 9199 for the year 1985, Shambhunath Mondal sold and transferred land classified as <i>Doba</i> measuring about 2 (two) <i>cottah</i> 6 (six) <i>chittack</i> 10 (ten) square feet, more or less, equivalent to 3.93 (three point nine three) decimal, more or less, in R.S./L.R. <i>Dag</i> No. 594, 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 Rabindra Nath Das, Ashok Kumar Das and Shambhu Nath Das, all sons of Late Panchu Gopal Das. Note: Shambhunath Mondal sold land measuring about 3.93 (three point nine three) decimal, more or less, which is excess of his entitlement in R.S./L.R. <i>Dag</i> No. 594. d) By a Deed of Sale dated 25.05.2001 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, Volume No.49, at Pages 307 to 314, being Deed No.2521 for the year 2001, Rabindra Nath Das, Ashok Kumar Das and Shambhu Nath Das, all sons of Late Panchu Gopal Das sold and transferred land classified as <i>Doba</i> measuring about 2 (two) <i>cottah</i> 6 (six) <i>chittack</i> 10 (ten) square feet, more or less, equivalent to 3.93 (three point nine three)
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			decimal, more or less, in R.S./L.R. <i>Dag</i> No. 594, recorded in R.S. <i>Khatian</i> No.186, 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 Andu Enterprises, a proprietorship firm having its registered office at Madhyamgram, P.S Barasat, District North 24 Parganas. e) Andu Enterprises recorded its name in the records of the Land Reforms Settlement vide L.R. <i>Khatian</i> No. 3069 in respect of land measuring 2.9997 (two point nine nine nine seven) decimal [9999 share out of 10,000 share in the <i>dag</i>].		
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 Sub-Registrar at Barasat	Deed of Sale dated 08.10.1985	Book No.I, Volume No.113, at Pages 39 to 44, being Deed No. 9199 for the year 1985
	3		Office of the Additional District Sub-Registrar at Barasat	Deed of Sale dated 25.05.2001	Book No.I, Volume No.49, at Pages 307 to 314, being Deed No.2521 for the year 2001
6		List encumbrances of	1) Nature of Encumbrance: Mortgage Lien Lease/ Tenancy Right to specific performance under an agreement to sell Power of Attorney Liens/ First Charge under laws Development Agreement Right of reversion to Govt. Lispendens Name of the persons in whose favour encumbrance is subsisting		
			No adverse entry found		
			NO		
			NO		
			NO		
			NO		
			NO		
			NO		
			YES		
			NO		
			NO		
			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 No. 190407466 / 2024 – 3 decimal
7		View on encumbrances	No adverse entry found	
8	8.1	Regulatory Issues	<u>Clearly provide the following details:</u>	
			* 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 if 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 OWNER**

Names of Present Owner	Address of Present Owners
ANDU ENTERPRISES	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 08.10.1985 registered in the Office of the Sub-Registrar at Barasat, recorded in Book No.I, Volume No.113, at Pages 39 to 44, being Deed No. 9199 for the year 1985
3	Deed of Sale dated 25.05.2001 registered in the Office of the Additional District Sub-Registrar at Barasat, recorded in Book No.I, Volume No.49, at Pages 307 to 314, being Deed No.2521 for the year 2001
4	R.S. <i>Parcha</i> pertaining to R.S. <i>Khatian</i> No. 186
5	L.R. <i>Dag</i> Tathya