

**SANJUKTA RAY**  
ADVOCATE

Mobile: 9830248307  
Email: sanjukray@gmail.com

RESIDENCE:  
32/51 D, Chandi Ghose Road,  
Kolkata - 700 040

CHAMBER:  
11, Old Post Office Street,  
Ground Floor,  
Kolkata - 700001.

**REPORT ON TITLE and OWNERSHIP**

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of land admeasuring **16.17** (Sixteen Point One Seven) **acres** comprised in L.R. Dag No. 4476 (P) in Mouza Konnagar, under L.R. Khatian No. 11976, Police Station — Uttarpara, District — Hooghly, and L.R. Dag Nos. 3444(P) in Mouza Barabahera, under L.R. Khatian No. 4129, Police Station — Uttarpara, District — Hooghly within the ambit of the Kanaipur Gram Panchayat ("Scheduled Land").

**PRESENT OWNER OF THE SAID PROPERTY**

**BENGAL SHRIRAM HITECH CITY PRIVATE LIMITED**

**DOCUMENTS EXAMINED AND VERIFIED**

- I. Registry Office Records at the Office of A.D.S.R. Uttarpara.
- II. Registry Office Records at Office of D.S.R.II Hooghly.

**PLACES AND PERIOD OF SEARCHING:** Necessary searches have been conducted at:

- (i) The **Office of District Sub-Registrar-II, Hooghly** for the period from 2000 to 2026 in Index-II.
- (ii) The Office of **A.D.S.R. Uttarpara** for the period from 2015 to 2026 in the Index-II.

**My report is as follows:** I have perused and considered the copies of the relevant documents and available records pertaining to the above premises and my report is as follows:

- (a) By a sale deed dated January 29th, 2008 made between Hindustan Motors Limited ("HML"), and Bengal Shriram Hi-Tech City Private Limited ("Bengal Shriram"), which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — 1, Volume No. 21 - 22, Pages 10 to 80 being Deed No. 531 for the year 2008, HML sold, transferred and conveyed in favour of Bengal Shriram all that piece and parcel of land

*Sanjukta Ray*  
Advocate

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- admeasuring 63.020 (sixty three point Zero two zero) acres, comprised in L.R. Dag Nos. 1891(p), 1897(p), 1889(p), 1900(p), 1901(p), under, L.R. Khatian No. 1808 in Mouza Khorda Bahera, J.L. No. 6, L.R. Dag Nos. 4476(p) under L.R. Khatian No. 11976 in Mouza Konnagar, J.L. No. 7 and L.R. Khatian No.4129 in Mouza Bara Bahera, J.L. No. 5, L.R. Dag Nos. 1515(p),3444(p),3663(p),3664(p),3665(p),3666(p),3667(p) under L.R. Khatian No. 4129 in Mouza Barabahera situated under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal ("Larger Land");
- (b) That by another sale deed dated January, 2008 made between Hindustan Motors Limited ("HML"), and Bengal Shriram Hi-Tech City Private Limited ("Bengal Shriram"), which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — 1, Volume No. 4, Pages 112 to 138 being Deed No. 255 for the year 2008, HML sold, transferred and conveyed in favour of Bengal Shriram all that piece and parcel of land admeasuring 63.880 (sixty three point Eight Eight Zero) acres, comprised in L.R. Dag Nos. 4499, 4476(p), under, L.R. Khatian No. 11721 in Mouza Konnagar, J.L. No. 7, L.R. Dag Nos. 148(P) 150(P) 151(P) 152(p) under L.R. Khatian No. 5690 in Mouza Kotrang, J.L. No. 5 and L.R. Dag Nos. 3444(P), 3665(P), 3666(P), 3667(P), L.R. Khatian No.3847 in Mouza Bara Bahera, J.L. No. 5, under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal ("Larger Land");
- (c) Thereafter, Bengal Shriram was recorded as a "raiyat" in respect of the Larger Land in the record of rights maintained at the office of the Block Land and Reforms Officer, Sreerampore —Uttarpara and is the absolute and lawful owner of the Larger Land as mentioned hereinabove;

*Sanjukta Ray*  
Advocate

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- (c) Subsequently, the Larger Land was inter-alia converted and presently is classified as "Upanagari" vide order no. IX-2/07(Comm)/2358/1(7)/S/2015 dated April 20, 2015;
- (d) Bengal Shriram obtained sanction for the concerned project from Kolkata Metropolitan Development Authority;

**Opinion:** Please note that Index-II searches pertaining to the below mentioned offices have been made in :

- (i) Additional District Sub-Registrar, Sreerampore,  
(ii) Additional District Sub-Registrar, Uttarpara

I have made searches in respect of **ALL THAT** piece and parcel of land admeasuring **16.17** (Sixteen Point One Seven) **acres** comprised in L.R. Dag No. 4476 (P) in Mouza Konnagar, under L.R. Khatian No. 11976, Police Station — Uttarpara, District — Hooghly, and L.R. Dag Nos. 3444(P) in Mouza Barabahera, under L.R. Khatian No. 4129, Police Station — Uttarpara, District — Hooghly within the ambit of the Kanaipur Gram Panchayat ("Scheduled Land").

On the basis of the searches made and the copies of documents produced before me and the available records, I am providing the observation on marketable title of Bengal Shriram over the Scheduled Land. I have caused and conducted Index-II searches at the office of the District Sub-Registrar-II, Hooghly, in respect of the Scheduled Land for the period 2000 to 2026, wherein I have not found any entry for the said period. I have further caused and conducted Index-II searches at the office of the Additional District Sub-Registrar- Uttarpara, Hooghly, in respect of the Scheduled Land for the period 2015 to 2026, wherein I have not found any entry for the said period.

*Sanjukta Ray*  
Advocate

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There are no other encumbrances, which are subsisting on the Scheduled Land as on the date of this certificate. In the event any adverse entry affecting the Scheduled Land is found, the same shall be duly intimated.

**Following receipts are enclosed:**

- (1) Search Receipts from D.S.R.-II, for the period from 2000 to 2026 in Index-II
- (2) Hooghly, A.D.S.R. Uttarpara for the period from 2015 to 2026 in Index-II.

Dated: 20.03.2026.

Encl: As above.

Yours faithfully,  
  
Sanjukta Ray  
Advocate.

Government of West Bengal  
Office of the HOOGHLY (D.S.R. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-02-2026

<b>Serial No of Application</b>	0602003098/2026	<b>Search No</b>	0602003098/2026
<b>Search for the Years</b>	From 2000 To 2026	<b>Record Available</b>	From 09/01/2009 onwards
<b>Property to be Searched</b>	District: Hooghly, PS: Uttarpara, Mouza: Konnagar, , Plot No: LR- 04476		
<b>From whom Received</b>	S Moira	All Transaction	
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii) 520 /-	

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-4476 Khatian: 11976	Area of Land: 1262.4 decimal (12.624 Acre)

**Deed Details :**

Deed No: I-060202700/2024, Query No: 06022002189904/2024, Serial No: 0602002683/2024, Page: 49776 - 49824, Date of Registration: 16/08/2024, Date of Completion: 16/08/2024,



( Mrs Jayanti Mukhopadhyay )  
D.S.R. - II HOOGHLY  
OFFICE OF THE D.S.R. - II HOOGHLY

Government of West Bengal  
Office of the HOOGHLY (D.S.R. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-02-2026

<b>Serial No of Application</b>	0602003097/2026	<b>Search No</b>	0602003097/2026
<b>Search for the Years</b>	From 2000 To 2026	<b>Record Available</b>	From 09/01/2009 onwards
<b>Property to be Searched</b>	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Plot No: LR- 03444		
<b>From whom Received</b>	S Moira	All Transaction	
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii) 520 /-	

**Search Result:**

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Hooghly, PS; Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-3444 Khatian: 4129	Area of Land: 489 decimal (4.89 Acre)
<b>Deed Details :</b>	Deed No: I-060202700/2024, Query No: 06022002189904/2024, Serial No: 0602002683/2024, Page: 49776 - 49824, Date of Registration: 16/08/2024, Date of Completion: 16/08/2024,		
2 District: Hooghly, PS; Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-3444 Khatian: 4129	Area of Land: 1227.5 decimal (12.275 Acre)
<b>Deed Details :</b>	Deed No: I-060202701/2024, Query No: 06022002190797/2024, Serial No: 0602002684/2024, Page: 49825 - 49839, Date of Registration: 16/08/2024, Date of Completion: 16/08/2024,		



( Mrs Jayanti Mukhopadhyay )  
D.S.R. - II HOOGHLY  
OFFICE OF THE D.S.R. - II HOOGHLY

Government of West Bengal  
Office of the UTTARPARA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556



Date of Application: 24-02-2026

**Serial No of Application** 0621000216/2026 **Search No** 0621000216/2026  
**Search for the Years** From 2015 To 2026 **Record Available** From 29/12/2015 onwards  
**Property to be Searched** District: Hooghly, PS: Uttarpara, Mouza: Konnagar, Plot No: LR- 04476  
**From whom Received** S Moira All Transaction  
**Fees Paid under Articles** F1(i) 20 /- F1(ii) 220 /-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-4476 Khatian: 11976	Area of Land: 1523 decimal (15.23 Acre)
<b>Deed Details :</b>		Deed No: I-062104760/2019, Query No: 06211000244482/2019, Serial No: 0621004928/2019, Page: 161464 - 161509, Date of Registration: 29/11/2019, Date of Completion: 02/12/2019, Date of Delivery: 02/12/2019		
2	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-4476 Khatian: 11976	Area of Land: 1523 decimal (15.23 Acre)
<b>Deed Details :</b>		Deed No: I-062101203/2020, Query No: 06211000310867/2020, Serial No: 0621001300/2020, Page: 42967 - 42989, Date of Registration: 04/03/2020, Date of Completion: 04/03/2020, Date of Delivery: 04/03/2020		
3	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-4476 Khatian: 11976	Area of Land: 1523 decimal (15.23 Acre)
<b>Deed Details :</b>		Deed No: I-062101206/2020, Query No: 06211000344588/2020, Serial No: 0621001302/2020, Page: 42990 - 43041, Date of Registration: 04/03/2020, Date of Completion: 04/03/2020, Date of Delivery: 04/03/2020		
4	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-4476 Khatian: 11976	Area of Land: 17.437 decimal
<b>Deed Details :</b>		Deed No: I-062105062/2021, Query No: 06212001823387/2021, Serial No: 0621004793/2021, Page: 190333 - 190367, Date of Registration: 08/10/2021, Date of Completion: 08/10/2021,		
5	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-4476 Khatian: 11976	Area of Land: 1523 decimal (15.23 Acre)
<b>Deed Details :</b>		Deed No: I-062105392/2022, Query No: 06212002584660/2022, Serial No: 0621005312/2022, Page: 217917 - 217938, Date of Registration: 07/09/2022, Date of Completion: 07/09/2022,		
6	District: Hooghly, PS; Uttarpara, Mouza: Konnagar, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-4476 Khatian: 11976	Area of Land: 1021 decimal (10.21 Acre)
<b>Deed Details :</b>		Deed No: I-062103276/2023, Query No: 06212001584142/2023, Serial No: 0621003280/2023, Page: 106555 - 106578, Date of Registration: 28/06/2023, Date of Completion: 28/06/2023,		



( Mr Nilay Halder )  
A.D.S.R. UTTARPARA  
OFFICE OF THE A.D.S.R. UTTARPARA

Government of West Bengal  
Office of the UTTARPARA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556



Date of Application: 24-02-2026

**Serial No of Application** 0621000217/2026 **Search No** 0621000217/2026  
**Search for the Years** From 2015 To 2026 **Record Available** From 29/12/2015 onwards  
**Property to be Searched** District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Plot No: LR- 03444  
**From whom Received** S Moira All Transaction  
**Fees Paid under Articles** F1(i) 20/- F1(ii) 220/-

**Search Result:**

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-3444 Khatian: 4129	Area of Land: 71 decimal (0.71 Acre)
<b>Deed Details :</b>				
2	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-3444 Khatian: 4129	Area of Land: 71 decimal (0.71 Acre)
<b>Deed Details :</b>				
3	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-3444 Khatian: 4129	Area of Land: 71 decimal (0.71 Acre)
<b>Deed Details :</b>				
4	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Nabagram,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-3444 Khatian: 1534	Area of Land: 786.5 decimal (7.865 Acre)
<b>Deed Details :</b>				
5	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-3444 Khatian: 4129	Area of Land: 1527 decimal (15.27 Acre)
<b>Deed Details :</b>				
6	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: LR-3444 Khatian: 4129	Area of Land: 394.8 decimal (3.948 Acre)
<b>Deed Details :</b>				
7	District: Hooghly, PS: Uttarpara, Mouza: Bara Bahera, Gram Panchayat: Kanaipur,	Property Type: Land Transaction: [0804] Release, Reconveyance in f/o others	Plot No: LR-3444 Khatian: 4129	Area of Land: 786.5 decimal (7.865 Acre)
<b>Deed Details :</b>				

8 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0307] Mortgage,  
Mortgage without Posse. in f/o  
Financial Institution/Bank

Plot No: LR-3444  
Khatian: 4129

Area of Land: 1227.5  
decimal (12.275 Acre)

Deed No: I-062102482/2022, Query No: 06212001211800/2022, Serial No:  
0621002585/2022, Page: 101240 - 101312, Date of Registration: 27/04/2022, Date  
of Completion: 28/04/2022,

9 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0804] Release,  
Reconveyance in f/o others

Plot No: LR-3444  
Khatian: 4129

Area of Land: 1227.5  
decimal (12.275 Acre)

Deed No: I-062104217/2022, Query No: 06212002109166/2022, Serial No:  
0621004237/2022, Page: 175643 - 175665, Date of Registration: 19/07/2022, Date  
of Completion: 19/07/2022,

10 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0307] Mortgage,  
Mortgage without Posse. in f/o  
Financial Institution/Bank

Plot No: LR-3444  
Khatian: 4129

Area of Land: 1227.5  
decimal (12.275 Acre)

Deed No: I-062104218/2022, Query No: 06212002109403/2022, Serial No:  
0621004238/2022, Page: 175642 - 175642, Date of Registration: 19/07/2022, Date  
of Completion: 19/07/2022,

11 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0804] Release,  
Reconveyance in f/o others

Plot No: LR-3444  
Khatian: 4129

Area of Land: 394.8  
decimal (3.948 Acre)

Deed No: I-062105131/2022, Query No: 06212002475495/2022, Serial No:  
0621005065/2022, Page: 209363 - 209383, Date of Registration: 26/08/2022, Date  
of Completion: 29/08/2022,

12 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0804] Release,  
Reconveyance in f/o others

Plot No: LR-3444  
Khatian: 8129

Area of Land: 71  
decimal (0.71 Acre)

Deed No: I-062105392/2022, Query No: 06212002584660/2022, Serial No:  
0621005312/2022, Page: 217917 - 217938, Date of Registration: 07/09/2022, Date  
of Completion: 07/09/2022,

13 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0307] Mortgage,  
Mortgage without Posse. in f/o  
Financial Institution/Bank

Plot No: LR-3444  
Khatian: 4129

Area of Land: 145.8  
decimal (1.458 Acre)

Deed No: I-062107047/2022, Query No: 06212003328852/2022, Serial No:  
0621007034/2022, Page: 265068 - 265121, Date of Registration: 28/11/2022, Date  
of Completion: 28/11/2022,

14 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0307] Mortgage,  
Mortgage without Posse. in f/o  
Financial Institution/Bank

Plot No: LR-3444  
Khatian: 4129

Area of Land: 1064.3  
decimal (10.643 Acre)

Deed No: I-062107046/2022, Query No: 06212003343501/2022, Serial No:  
0621007033/2022, Page: 265014 - 265067, Date of Registration: 28/11/2022, Date  
of Completion: 28/11/2022,

15 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0804] Release,  
Reconveyance in f/o others

Plot No: LR-3444  
Khatian: 4129

Area of Land: 1064.3  
decimal (10.643 Acre)

Deed No: I-062104872/2024, Query No: 06212002941559/2024, Serial No:  
0621004864/2024, Page: 149384 - 149403, Date of Registration: 22/11/2024, Date  
of Completion: 27/11/2024,

16 District: Hooghly, PS; Uttarpara,  
Mouza: Bara Bahera, Gram  
Panchayat: Kanaipur,

**Deed Details :**

Property Type: Land  
Transaction: [0804] Release,  
Reconveyance in f/o others

Plot No: LR-3444  
Khatian: 4129

Area of Land: 145.8  
decimal (1.458 Acre)

Deed No: I-062104886/2025, Query No: 06212002843102/2025, Serial No:  
0621004976/2025, Page: 337167 - 337183, Date of Registration: 15/10/2025, Date  
of Completion: 17/10/2025,



( Mr Nilay Halder )

A.D.S.R. UTTARPARA

OFFICE OF THE A.D.S.R. UTTARPARA