

# Kamal Kumar Kedia

B.A. (Law) LL. B.

Legal Advisor : Real Estate

Ref : K3 / SR / XXIII / 04-001

Date : 13-04-2023

## TO WHOM IT MAY CONCERN

### TITLE REPORT

This is to certify that I have examined the relevant documents and records available on title with respect to all that piece or parcel of land, more particularly described in the Schedule given hereinbelow, owned by SGCON REALTY LLP, having its registered Office at Niladri Sikhar Building, 5<sup>th</sup> Floor, Hill Cart Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal.

### SCHEDULE

All that piece or parcel of land measuring 0.16 Acres, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.39, bearing Holding No.281/2004 in Ward No.41 of Siliguri Municipal Corporation, P.S. - Bhaktinagar, District - Jalpaiguri.

R.S. Khatian No.	L.R. Khatian No.	R.S. Plot Nos.	L.R. Plot Nos.	Area of Land
316/1	421	433/1070	23	0.12 Acres
316/1	421	433/1077	22	0.04 Acres
Total :-				0.16 Acres

Location :- Iskcon Mandir Road, Siliguri.

Boundaries :-

- By North – Land of Mr. S. Mukherjee,  
By South – 33 Feet wide Iskcon Mandir Road,  
By East – 6 Feet 6 inches wide to 9 Feet wide Road  
and land of Mr. Biswanath Prasad Gupta,  
By West – Land of Mr. K. Chhetri.

Page 1 of 2



*Kamal Kumar Kedia & Associates*

## DOCUMENTS AND RECORDS SCRUTINIZED

1. Photocopy of Sale Deed, being Document No. 6484 for the year 1968.
2. Photocopy of Sale Deed, being Document No.5273 for the year 1969.
3. Photocopy of Sale Deed, being Document No.5813 for the year 1968.
4. Photocopy of Sale Deed, being Document No.7259 for the year 1968.
5. Photocopy of Sale Deed, being Document No.421 for the year 1971.
6. Photocopy of Sale Deed, being Document No.5726 for the year 1972.
7. Photocopy of Sale Deed, being Document No.2763 for the year 2008.
8. Photocopy of Sale Deed, being Document No.2389 for the year 2011.
9. Photocopy of Sale Deed, being Document No.1127 for the year 2013.
10. Photocopy of Sale Deed, being Document No.1128 for the year 2013.
11. Photocopy of Sale Deed, being Document No.1130 for the year 2013.
12. Photocopy of Sale Deed, being Document No.1131 for the year 2013.
13. Photocopy of Sale Deed, being Document No.1132 for the year 2013.
14. Photocopy of Sale Deed, being Document No.2010 for the year 2015.
15. Photocopy of Sale Deed, being Document No.2020 for the year 2015.
16. Photocopy of Sale Deed, being Document No.2060 for the year 2015.
17. Photocopy of Sale Deed, being Document No.2086 for the year 2015.
18. Photocopy of Sale Deed, being Document No.4129 for the year 2018.
19. Photocopy of Sale Deed, being Document No.4451 for the year 2018.
20. Photocopy of L.R. Khatian being No.421 in the name of SGCON REALTY LLP.
21. Photocopy of Khajna Receipt drawn upto Bengali Calendar Year 1429.
22. Photocopy of information slip dated 10-04-2023 / 12-04-2023 issued by the Court of Ld. Civil Judge, Junior Division at Jalpaiguri.
23. Photocopy of information slip dated 10-04-2023 / 12-04-2023 issued by the Court of Ld. Civil Judge, Senior Division at Jalpaiguri.

## INFERENCE

That on scrutiny of the documents and records mentioned above, I have opined with certainty that SGCON REALTY LLP is the sole, absolute, exclusive and recorded owner of the Scheduled land described hereinabove, having permanent, heritable and transferable right, title and interest therein and the same is in its actual and physical possession and that no suit / litigation has been filed or is pending against SGCON REALTY LLP with respect to the said land and the said land does not falls under the West Bengal Urban Land (Ceiling and Regulation) Act, 1976. That SGCON REALTY LLP has got saleable and marketable right over the Scheduled land.



*Kamal K. Kedia*  
Kamal Kr. Kedia  
Advocate, Siliguri