

S. Nath & Company

10 & 10/1, Kiran Shankar Roy Road
 2nd Floor (Mezanine), Kolkata - 700 001
 Mobile : 98307 07168 / 97482 66805
 E-mail : swapannath1970@rediffmail.com
 snathcompany@gmail.com

Report of Title**I. OWNER:**

LGW LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Narayanpur, Police Station Airport, Kolkata - 700136, District North 24-Parganas.

II. DESCRIPTION OF LAND:

ALL THAT the piece and parcel of land containing an area of 103.9 Sataks be the same a little more or less, appertaining to L.R. Khatian No. 4835 together with asbestos shed structures standing thereon lying thereupon at Mouza Gopalpur J.L. No.2, Police Station Airport (formerly Rajarhat), being Municipal Holding No.RGM 5/130, Block-I, under Ward No.5, within the ambit of Rajarhat-Gopalpur Municipality in the District of North 24 Parganas comprised in-

R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Area (Sataks)
3322(P)	4835	23.5
3332(P)	-do-	46
3344(P)	-do-	34.4
	Total	103.9

(hereinafter collectively referred to as the said land) and the same is butted and bounded by as follows:-

On the North:- By Dag Nos. 3322(P), 3331 and 3332(P);
On the East:- By Main Rajarhat Road;
On the South:- By Dag No. 3345;
On the West:- By Dag Nos. 3322(P), 3521(P) and 3344(P).

II. DOCUMENTS PERUSED:

Photo-copies of the following:-

- a. Indenture of Conveyance dated the 22nd day of October, 2001 made between one Sk. Safiuddin therein referred to as the Vendor of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.398 Pages 262 to 280 Being No.07486 for the year 2001.
- b. Indenture of Conveyance dated the 20th day of March, 2002 made between one Mst.Sokarjan Bibi, Abdul Siddique Mondal, Abdul Rahid Mondal, Mst. Mafuja Bibi, Mst. Maskura Bibi and Mst. Ramija Bibi therein jointly referred

S. Nath & Company

to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.392 Pages 173 to 192 Being No.07078 for the year 2002.

- c. Indenture of Conveyance dated the 22nd day of October, 2001 made between one Abul Khayer therein referred to as the Vendor of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.406 Pages 190 to 215 Being No.07628 for the year 2001.
- d. Agreement dated 18th day of October, 2012 (hereinafter referred to as the said **PRINCIPAL AGREEMENT**) made between the said LGW Limited therein referred to as the Owner of the One Part and one Paradox Enclave LLP therein referred to the Developer of the Other Part and registered with the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No.I, CD Volume No.19, Pages 4309 to 4333, Being No.13568 for the year 2012.
- e. Supplementary Agreement dated 25th day of June, 2014 made between the said LGW Limited therein referred to as the Owner of the One Part and the said Paradox Enclave LLP therein referred to the Developer of the Other Part.
- f. Land Reforms Record of Rights.
- g. Municipal Assessment Roll issued by the Rajarhat-Gopalpur Municipality.
- h. Municipal Tax Receipt dated 28.04.2014.
- i. Land Revenue Receipt (Khajna Receipt) dated 19.11.2013.
- j. Permission for conversion of the nature of land issued by the A.D.M. & D.L. & L.R.O., North 24 Parganas at Barsat.

III. SEARCHES CONDUCTED AT:

1. The Registry offices:-
 - (a) Additional District Sub-Registrar, Cossipore, DumDum for the period from 1983 to 1984.
 - (b) Additional District Sub-Registrar, Bidhan Nagar, for the period from 1984 to 2012 (05.10.2012).
 - (c) District Registrar-II, Barasat, for the period from 1984 to 2012 (05.10.2012).

S. Nath & Company

- (d) Additional Registrar of Assurances-II, Calcutta, for the period from 1983 to 2012 (25.09.2012).
2. Civil Judge (Senior Division), 1st Court, Barasat, North 24-Parganas for any pending Title Suit or Money Suit for the period from 2001 to 2012.
 3. Land Acquisition Collectorate, North 24-Parganas at Barasat.
 4. Block Land and Land Reforms Officer's Office at Rajarhat.

IV. OWNERSHIP AND TITLE:

1. The said LGW Limited has purchased and acquired All That the said land by several distinct and different registered Deeds of Conveyance, the details of which are as follows:-
 - a. Indenture of Conveyance dated the 22nd day of October, 2001 made between one Sk. Safiuddin therein referred to as the Vendor of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.398 Pages 262 to 280 Being No.07486 for the year 2001.
 - b. Indenture of Conveyance dated the 20th day of March, 2002 made between one Mst.Sokarjan Bibi, Abdul Siddique Mondal, Abdul Rahid Mondal, Mst. Mafuja Bibi, Mst. Maskura Bibi and Mst. Ramija Bibi therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.392 Pages 173 to 192 Being No.07078 for the year 2002.
 - c. Indenture of Conveyance dated the 22nd day of October, 2001 made between one Abul Khayer therein referred to as the Vendor of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.406 Pages 190 to 215 Being No.07628 for the year 2001.
2. Subsequent to purchase as above the said LGW Limited mutated its name in the records of Block Land and Land Reforms Officer's office at Rajarhat as also in the records of Rajarhat-Gopalpur Municipality.
3. By an Agreement dated 18th day of October, 2012 (hereinafter referred to as the said **PRINCIPAL AGREEMENT**) registered with the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No.I, CD Volume No.19, Pages 4309 to 4333, Being No.13568 for the year 2012 entered into by and between

S. Nath & Company

the said LGW Limited therein referred to as the Owner of the One Part and the said Paradox Enclave LLP, a Limited Liability Partnership Firm incorporated under the Limited Partnership Act 2008, having its registered office at 204, Acharya Jagdish Chandra Bose Road, P. S. - Beniapukur, Kolkata - 700 017, therein referred to as the said Developer of the Other Part, the Owner the Owner has entrusted the Developer to undertake development of ALL THAT the piece and parcel of demarcated portion of land comprised in R.S. & L.R. Dag Nos.3322(P), 3332(P) & 3344(P) containing an aggregate land area of 86.5 Sataks be the same a little more or less, appertaining to L.R. Khatian No. 4835 together with the structures standing thereon at Mouza Gopalpur J.L. No.2, Police Station Airport (formerly Rajarhat), being Municipal Holding No.RGM 5/130, Block-I, under Ward No.5, within the ambit of Rajarhat-Gopalpur Municipality in the District of North 24-Parganas, (hereinafter referred to as the said ORIGINAL LAND) under the terms and conditions recorded and contained therein.

4. The said LGW Limited was also seized and possessed of All That the remaining part of land containing an area of 17.4 Satak, be the same a little more or less, comprised in R.S. & L.R. Dag No.3344 appertaining to L.R. Khatian No.4835 at Mouza Gopalpur J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24-Parganas (hereinafter referred to as the said ADDITIONAL LAND), being contiguous to the said Original Land, proposed the Developer to develop the said Additional Land alongwith the said Original Land under the same terms as recorded in the Principal Agreement which the Developer has agreed.

5. By a Supplementary Agreement dated 25th day of June, 2014 made between the said LGW Limited therein referred to as the Owner of the One Part and the said Paradox Enclave LLP therein referred to the Developer of the Other Part, the Owner has entrusted the Developer to undertake development of the said Additional Land alongwith the said Original Land under the same terms and conditions as recorded in the said Principal Agreement under the terms and conditions recorded and contained therein.

6. The name of the said LGW Limited has been mutated in respect of the said Land in the records of Block Land and Land Reforms Officer's office at Rajarhat as also in the records of Rajarhat-Gopalpur Municipality under the Municipal Holding No.5/130, Block-I, under Ward No.5.

V. FINDINGS:

- a. No adverse entry against the said entire property was found during searches from the available records at the aforementioned Registration Offices.
- b. It transpires from searches made at the Learned Court of Civil Judge (Senior Division), 1st Court at Barasat, that no Title Suit or Money Suit was found pending touching the affairs of the said entire property.
- c. It also transpires from the searches made at the Land Acquisition Collectorate, North 24-Parganas at Barasat, that, amongst others, a land measuring

S. Nath & Company

0.08 Acres (out of Total Land area of 0.25 Acres) was acquired from the South Eastern corner of R. S. and L. R. Dag No.3329, situate lying at Mouza- Gopalpur, J. L. No.2, Police Station Rajarhat, District- North 24-Pargans by the Government of West Bengal, Land and Land Reforms Department by Gazette Notification being Ref No.North 24-Parganas No. 8/LA-4/53 of 2005-06/NTP dated the 2nd day of March, 2007 (published in Kolkata Gazette on the 15th day of March, 2007) for the purpose of "Road Project Connecting New Town Rajarhat Road and NH-34".

Thus, save and except the acquisition of land measuring 0.08 Acres (out of Total Land area of 0.25 Acres) was acquired from the South Eastern corner of R. S. and L. R. Dag No.3329, no other dag numbers as mentioned in Description of the Land was acquisitioned by the Government of West Bengal.

d. It further transpires from the inspection of records of the concerned Department of the Block Land and Land Reforms Officer, Rajarhat, it has been found as follows:

L.R. Dag Nos.	L.R. Khatian No.	Name of the Owner	Area (In Satak)
3322	4835	LGW Limited	28
3332	-do-	-do-	49
3344	-do-	-do-	61

e. Upon perusal of the Land Revenue Receipts all dated 19.11.2013 it also transpires that Land Revenue (Khajna) in respect of the said entire property have been paid upto 1420 B.S.

f. It appears from the permission of conversion issued by the A.D.M. & D.L. & L.R.O., North 24 Parganas at Barsat, that the said Authorities have accorded permission to the Owner to change the character/classification of land or conversion of from "Sali" to "Housing Complex".

g. Upon perusal of the Municipal Tax Receipt dated 28.04.2014 issued by the Rajarhat-Gopalpur Municipality it further transpires that Municipal Tax in respect of the said entire property has been paid upto 4th quarter of 2014-2015.

VI. Conclusion :

Considering the abovementioned documents, papers and searches, we are of the view that the said LGW Limited has a good, valid, marketable and indefeasible title in respect of the said land and the same is free from all encumbrances, liens, lispensens, charges, mortgages or any other defects whatsoever.

Dated this day of , 2014.

Your's faithfully,

Biplab Behari Chakravarty

Advocate