

PAHARI & CO.

ADVOCATES

10, Old Post Office Street, Left Block, 1st Floor
Room No. 30, Kolkata - 700 001
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Mobile : 98307 10383, Email : pahari.co@gmail.com

Title Report

Project-BELLAGIO LVL NXT

Mouza-Gopalpur, North 24 Parganas

TO WHOM IT MAY CONCERN

Re : Land comprised in R.S./L.R.Dag nos. 4285, 4286, 4287, 4288 and 4290, Mouza-Gopalpur, J.L.No. 2, BL & LRO Rajarhat Bishnupur, North-24 Parganas, Ward No. 05, P.S. Airport, Rajarhat Gopalpur Municipality, hereinafter called the said Property

This is to certify that the devolution of title of the said Property is as follows:

- a. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 28th August 1963 registered and recorded in Book No. I, Volume No. 95, Pages No. 290 to 292, Being No. 7068 for the year 1963 at the office of the District Sub Registrar, Cossipore, the Sheikh Abdul Rauf lawfully sold to Sri Jnanendra Mohan Guha land admeasuring 32 satak equivalent to 19 cottahs and 6 chittaks more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4288** Block Land & Land Reforms Officer, Rajarhat.
- b. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 28th August 1963 registered and recorded in Book No. I, Volume No. 98, Pages No. 217 to 219, Being No. 7067 for the year 1963 at the office of the District Sub Registrar, Cossipore, the Kabil Baksh Hazra, Karamat Hazra and Kafiladi Hazra sold to Sri Jnanendra Mohan Guha Land admeasuring 9 sataks equivalent to 5 cottahs and 7 chittaks more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4285** Block Land & Land Reforms Officer, Rajarhat.
- c. By virtue of a Deed of Sale dated 5th June 1982 registered and recorded in Book No. I, Volume No. 253, Pages No. 193 to 212, Being No. 5179 for the year 1982 at the office of the District Sub Registrar, Cossipore, the said Sri Jnanendra Mohan Guha lawfully sold to the **Sri Bimal Kumar Agarwal, Sri Sanjay Kumar Agarwal and Sri Deepak Kumar Agarwal**, Land admeasuring 32 satak equivalent to 19 cottahs and 6 chittaks more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4288** Block Land & Land Reforms Officer, Rajarhat and Land admeasuring 9 satak equivalent to 5 cottahs and 7 chittaks more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4285** Block Land & Land Reforms Officer, Rajarhat, P.S. previously Rajarhat.

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- d. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 8th May 1967 registered and recorded in Book No. I, Volume No. 62, Pages No. 103 to 109, Being No. 3709 for the year 1967 at the office of the District Sub Registrar, Cossipore, Abdul Mondol and several others sold to the said Sri Jnanendra Mohan Guha Land admeasuring 90 Decimals more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4287** Block Land & Land Reforms Officer, Rajarhat.
- e. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 5th August 1985 registered and recorded in Book No. I, Volume No. 111F, Pages No. 53 to 62, Being No. 5898 for the year 1985 at the office of the Additional District Sub Registrar, Bidhannagar, the said Sri Jnanendra Mohan Guha sold to the said Smt Madhuri Kedia Land admeasuring 5 cottahs more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4287** Block Land & Land Reforms Officer, Rajarhat.
- f. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 29th June 2010 registered and recorded in Book No. I, CD Volume No. 11, Pages No. 5896 to 5907, Being No. 6665 for the year 2010 at the office of the Additional District Sub Registrar, Bidhannagar, the said Smt. Madhuri Kedia sold to Sri Sanjay Kumar Agarwala Land admeasuring 5 cottahs more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4287** Block Land & Land Reforms Officer, Rajarhat.
- g. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 22nd May 1986 registered and recorded in Book No. I, Volume No. 73, Pages No. 365 to 380, Being No. 3843 for the year 1986 at the office of the Additional District Sub Registrar, Bidhannagar, Sri Subhash Banerjee and others sold, conveyed, transferred, assigned and assured unto the said Sri Sanjay Kumar Agarwal and Smt. Kusum Agarwal Land admeasuring 45 Decimals at Mouza Gopalpur, J.L. No.2 in R.S. Dag Nos. **4290** Block Land & Land Reforms Officer, Rajarhat.
- h. The said **Sri Sanjay Kumar Agarwal and Smt. Kusum Agarwal** had sold 23.80 satak to various third parties by different sale deeds out of the said 45 Decimals at Mouza Gopalpur, J.L. No.2 in R.S. Dag Nos. **4290** Block Land & Land Reforms Officer, Rajarhat by various registered deeds leaving them as the lawful joint Owners of Land admeasuring 21.20 Decimals at Mouza Gopalpur, J.L. No.2, in R.S. Dag Nos. **4290** Block Land & Land Reforms Officer, Rajarhat.

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- i. By virtue of a Deed of Sale (Bengali Bikroy Kobala) dated 5th August 1985 registered and recorded in Book No. I, Volume No. 63, Pages No. 63 to 72, Being No. 5899 for the year 1985 at the office of the Additional District Sub Registrar, Bidhannagar, the said Sri Jnanendra Mohan Guha sold to the said **Smt Kusum Agarwal**, Land admeasuring 16 cottahs more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4287** Block Land & Land Reforms Officer, Rajarhat.
- j. By virtue of a deed of partition registered and recorded in Book No.I, Volume No. 111, Pages No. 1 to 18, Being No. 7251 for the year 1962 with the Sub Registration Office, Cossipore, a partition was arrived at amongst the members of one Neogi family in respect of various portions of Land within Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4286** Block Land & Land Reforms Officer, Rajarhat.
- k. By virtue of a Deed of Sale registered and recorded in Book No. I, Volume No. 48, Pages No. 152 to 157, Being No. 1827 for the year 1977 at the office of the Sub Registration Office, Cossipore, Sri Nanda Neogi sold to Sri Nirmal Neogi Land admeasuring 3 Decimals more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4286** Block Land & Land Reforms Officer, Rajarhat.
- l. By virtue of a Deed of Sale registered and recorded in Book No. I, Volume No. 215, Pages No. 57 to 64, Being No. 9883 for the year 1992 at the office of the Additional Sub Registration Office, Bidhannagar, Sri Nirmal Neogi sold to Sri J.N.Dey Land admeasuring 14 cottahs more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4286** Block Land & Land Reforms Officer, Rajarhat.
- m. By virtue of by a Sale Deed recorded in Book No. I, Volume No. 12, Pages No. 1736 to 1747, Being No. 6887 for the year 2010 with the Additional Sub Registration Office, Bidhannagar, **Sri Sanjay Agarwal** became the sole owner of land admeasuring ... Decimal (14 cottahs more or less) in R.S. Dag no. **4286**, Mouza-Goplapur, J.L.No. 2, BL & LRO Rajarhat Bishnupur, North-24 Parganas having purchased the same from one J.N.Dey.
- n. By virtue of a Deed of Sale registered and recorded in Book No. I, Volume No. 215, Pages No. 45 to 52, Being No. 9881 for the year 1992 at the office of the Additional Sub Registration Office, Bidhannagar, Sri Nirmal Neogi sold to Smt. Arati Dey Land admeasuring 14 cottahs more or less, and situated at Mouza Gopalpur, J.L. No.2, R.S. Dag Nos. **4286** Block Land & Land Reforms Officer, Rajarhat.

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- o. By virtue of by a Sale Deed recorded in Book No. I, Volume No. 12, Pages No. 1820 to 1831, Being No. 6891 for the year 2010 with the Additional Sub Registration Office, Bidhannagar, **Sri Sanjay Agarwal** became the sole owner of land admeasuring ... Decimal (1 cottah more or less) in R.S. Dag no. **4286**, Mouza-Goplapur, J.L.No. 2, BL & LRO Rajarhat Bishnupur, North-24 Parganas having purchased the same from Smt. Arati Dey.
- p. Krishnadas Paul, Tulsidas Paul, Keshabdas Paul and Gourdas Paul were recorded owner of all that piece and parcel of land measuring an area of 44. 13 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Gopalpur , J L No. 2, R.S. Dag No. **4290** along with other plots of land, under R.S. Khatian No. 807, 252, 2524. Such recorded owners after their demise were survived by Susanta Kumar Pal, Chandra Paul, Bappa Paul, Mummun Kole, Mallika Paul, Ishita Ghosh, bhishek Paul, Ranjit Kumar paul, Lakshmi Narayan Paul, Annapurna Ghosh, Jayati Sarkar, Debarshi Ghosh who got their names recorded under Land Revision Settlement with the Bl & LRO concerned after which they sold their property to **Jagannath Cement Works Pvt Ltd** by virtue of Sale Deed dated 30.09.2011, duly recorded in Book No. I, CD Volume No. 54, Pages 3495 to 3517 Being No. 13926 for the year 2011 with the Additional Registrar of Assurances-II, Kolkata.

Reference: Title Deeds held in the names of the present landlords/owners

- q. This is to further certify that the said property is free from all encumbrances on the basis of the following searches:

Search were made from the year 1982 to 2012 in the offices of

The Registrar of Assurances, Kolkata

The District Registration office, Barasat

The Sub District Registration Office, Cossipore/Bidhannagar

Four extra entries found in the records of The Sub District Registration Office, Bidhannagar in the years 2011 and 2012 are not related to the portions of land under purview of the land held by the present landowners.

Reference: Searching slips

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r. All Dags are presently not effected by any Land Acquisition Proceedings or provisions of Urban Land (Ceiling & Regulation) Act, 1976.

s. Mutation:

The names of the present landlords are duly recorded with the records of the Rajarhat Gopalpur Municipality.

The names of the present landlords except **Jagannath Cement Works Pvt Ltd** are duly recorded with the records of the BL & LRO Rajarhat. The names of the preceding landlords who sold their land to **Jagannath Cement Works Pvt Ltd** are duly recorded with the records of the BL & LRO Rajarhat. The process of recording the name of one of the landlords, **Jagannath Cement Works Pvt Ltd** has been applied for.

Reference: Parchas and Mutation Certificates

Investigation of title conducted and certified by:

Vivek Murarka
19.12.2012
Vivek Murarka, Advocate

Registration no: F-2004 for the year 2005

For:

Pahari & Co., Advocates
M/S. PAHARI & CO.
Advocates
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