

**AYUSMAN DEY**  
Advocate  
High Court, Calcutta

**CHAMBER**  
83/2 Sri Ram Dhang Road  
Howrah- 711106  
Contact- 8336953966

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## TITLE REPORT

Under instructions and on behalf of our Client **Committed Partners Company**, we have caused searches to be made in respect of the Said Property (defined below), details of which searches are given under.

### 1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property:** Land measuring 27.63 (twenty seven point six three) decimal equivalent to 16 (sixteen) cottah 11 (eleven) chittack 21 (twenty one) square feet, more or less out of 82 (eighty two) decimal, comprised in R.S/L.R. Dag No. 1573, recorded in L.R. Khatian Nos. 4231, 4827, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. *Gram Panchayat*, Additional District Sub-Registration Rajarhat, District North 24 Parganas.

1.1.2 **Owners** shall mean

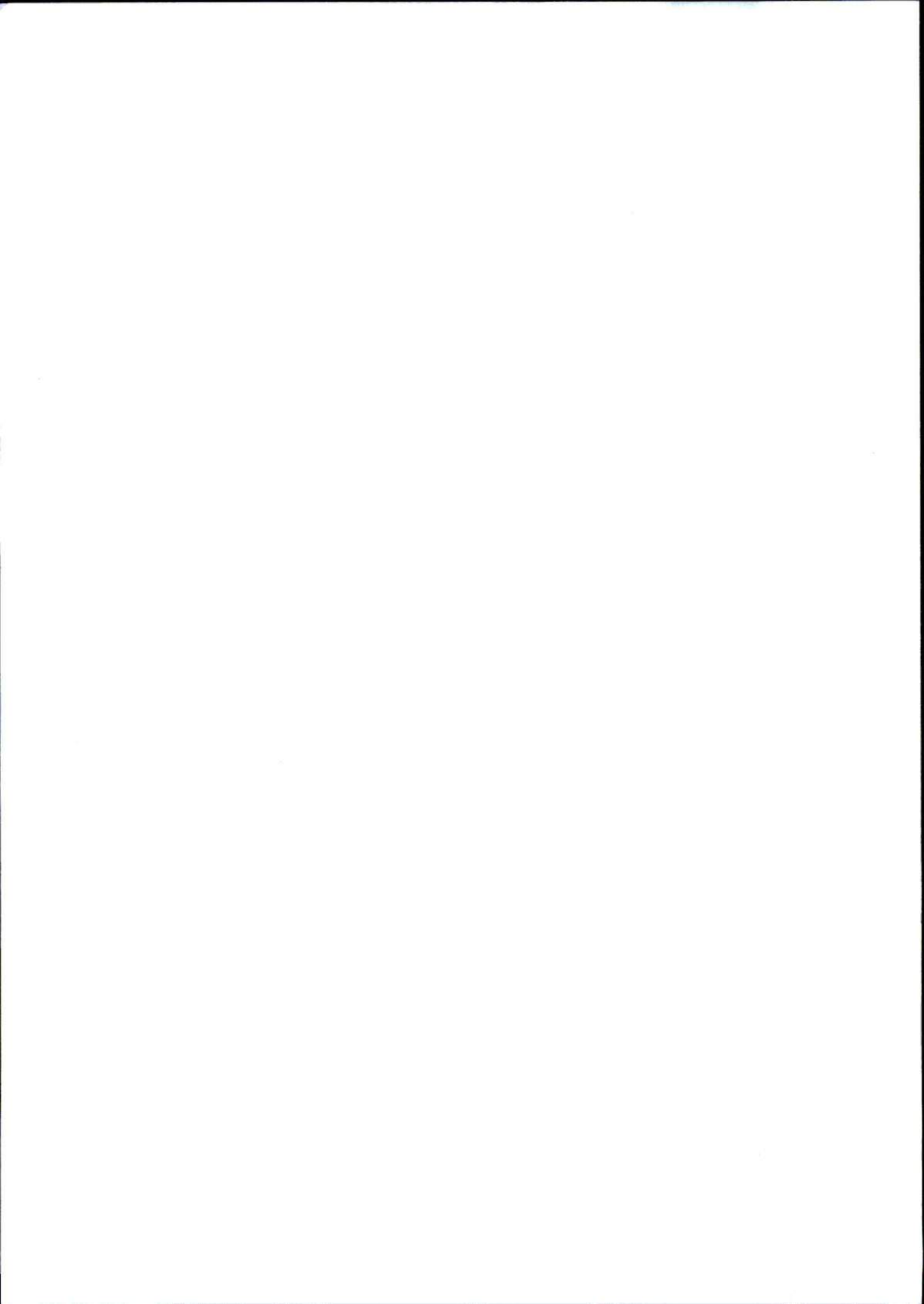
1.1.2.1 **Nitya Gopal Saha**, son of Late Gyanranjan Saha, by faith Hindu, by nationality Indian, by occupation Retired, residing at Reckjoani, Post Office and Police Station - Rajarhat, Kolkata-700135.

1.1.2.2 **Chhaya Rani Saha**, wife of Nitya Gopal Saha, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Reckjoani, Post Office and Police Station - Rajarhat, Kolkata-700135.

1.1.3 **Developer** shall mean

1.1.3.1 **Committed Partners Company**, a partnership firm having its office at Vill Reckjoani, Police Station – Rajarhat, Post Office Rajarhat, Kolkata – 700135.

*Ady.  
A.S.*



**2. Production of Documents of Title**

- 2.1 Inspection of original/certified copies of documents of title in respect of the Said Property was given and photocopies thereof were produced before us, details whereof are mentioned in **Annexure A** hereto.

**3. Offices Where Searches Have Been Conducted**

**3.1 Registration Office**

**Index-II**

- From the year 1985 to 2018 in respect of R.S/L.R. Dag Nos. 1573 L.R. Khatian Nos. 4231, 4827, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. *Gram Panchayat*, Additional District Sub-Registration Rajarhat, District North 24 Parganas

- 3.1.1 District Sub Registrar - North 24 Parganas – I, Barasat,  
3.1.2 Additional District Sub-Registrar, Bidhanagar  
3.1.3 Additional District Sub-Registrar Rajarhat  
3.1.4 Registrar of Assurances-II, Kolkata

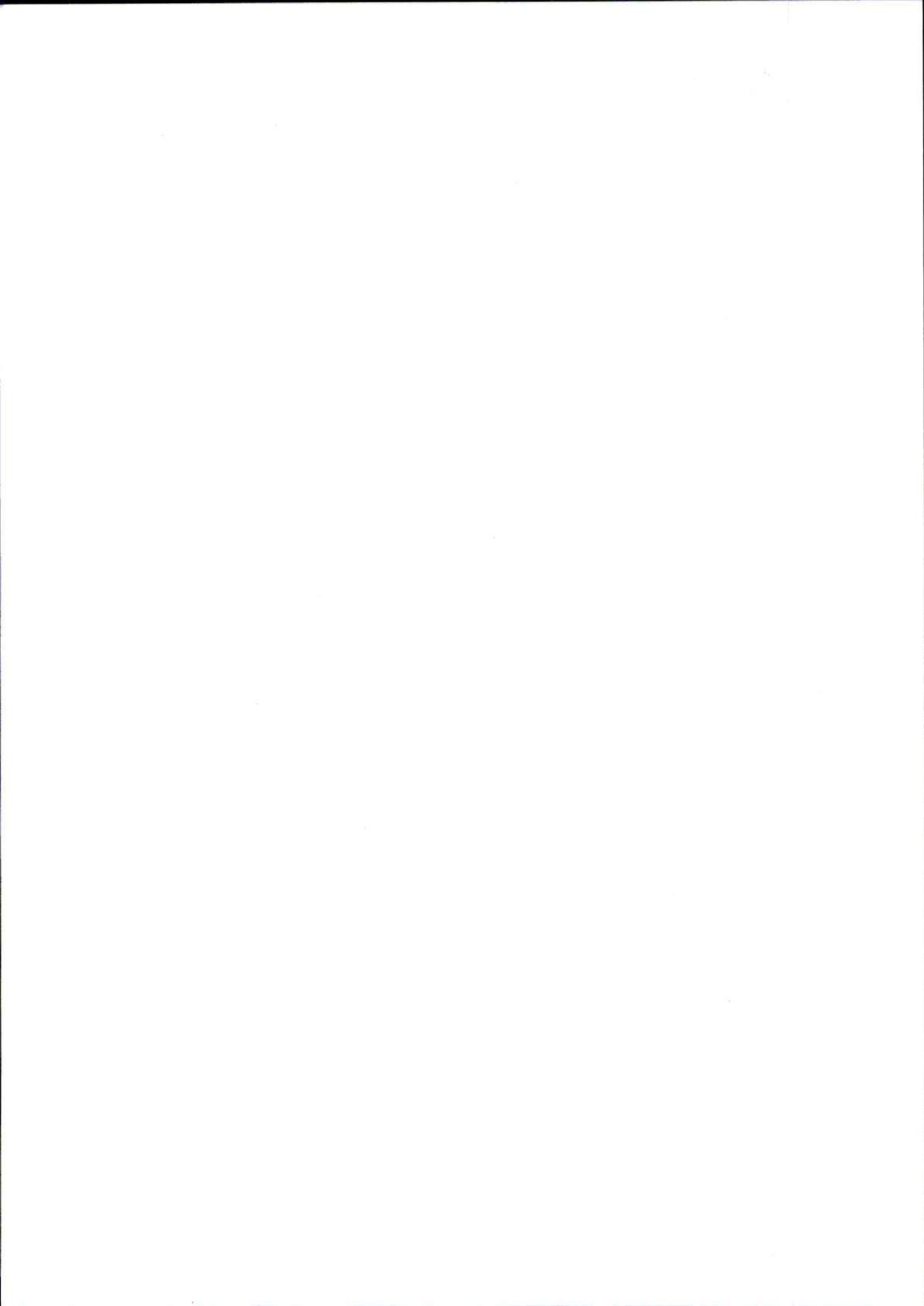
For results/analysis of searches conducted in the above offices, please refer to details of **Annexure B** hereto.

**NOTE:** *Prior to 2002, for non-electronic documents search reports are based on physical inspection of the Index at the Registration Office. However, for the period from 2002 onwards for electronic documents, our representative is not given access to the Index in the Registration Office and has to rely on oral information supplied by Registration Office personnel.*



**4. Title**

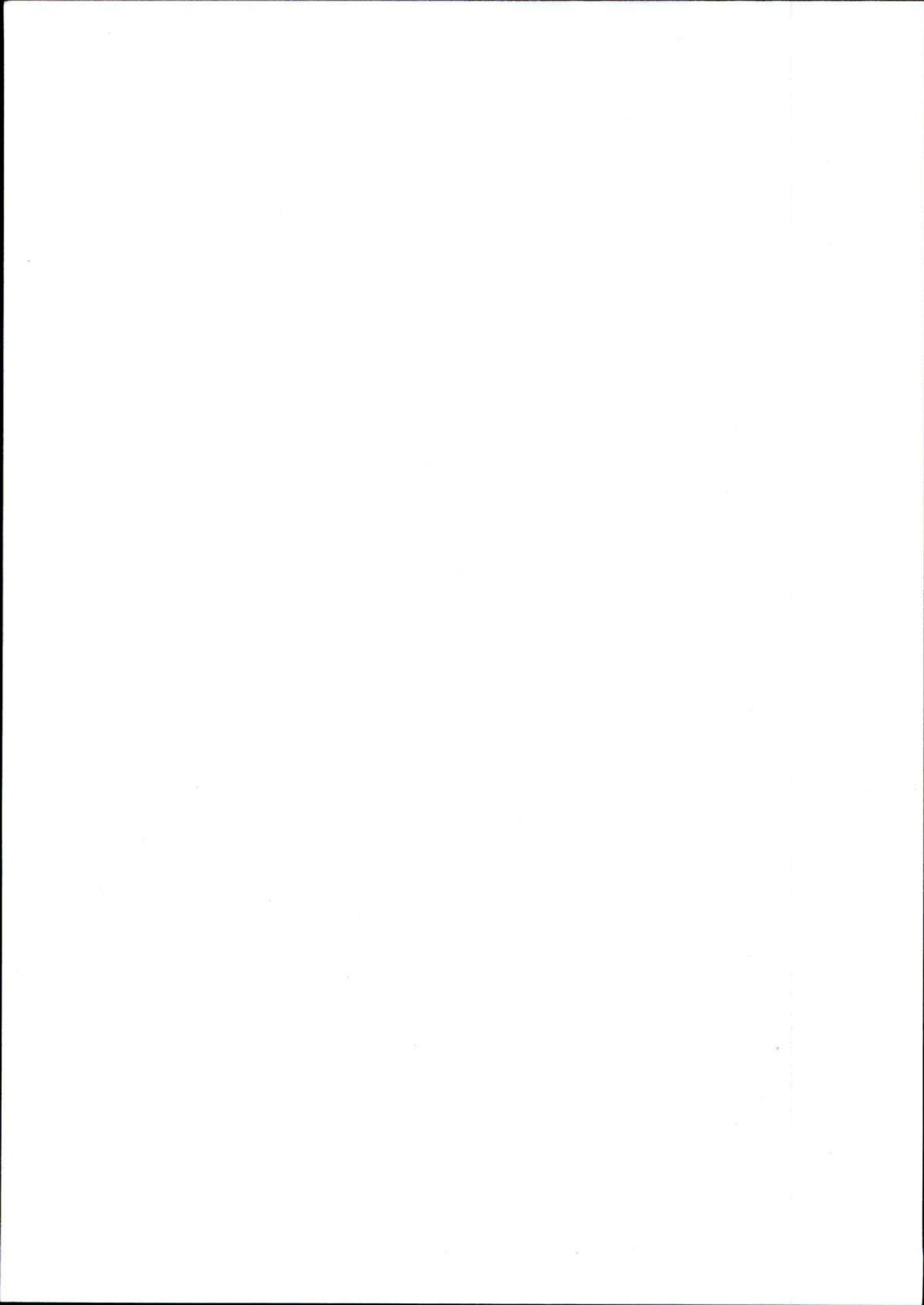
- 4.1 **Ownership of Nitya Gopal Saha and others:** By a Deed of Sale (*Bangali Kabala*), dated 18<sup>th</sup> April, 1964, registered in the Office of the Sub-Registrar Cossipur Dum Dum and copied in Book No. I, Volume No. 50, Pages from 21 to 24, Being No. 2710 for the year 1964, Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha have purchased the land measuring 44 decimal, more or less out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573, recorded under Khatian No. 1601 corresponding to 1851, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. *Gram Panchayat*, Sub-Registration Cossipur Dum Dum, District 24 Parganas.
- 4.2 **Ownership of Nitya Gopal Saha and others:** By a Deed of Sale (*Bangali Kabala*), dated 18<sup>th</sup> September, 1964, registered in the Office of the Sub-Registrar Cossipur Dum Dum and copied in Book No. I, Volume No. 110, Pages from 114 to 116, Being No. 7422 for the year 1964, Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha have purchased the land measuring 5 decimal, more or less, out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573, recorded under Khatian No. 1601 corresponding to 1851, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. *Gram Panchayat*, Sub-Registration Cossipur Dum Dum, District 24 Parganas.
- 4.3 **Record of Right:** Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha mutated their names, as owner of their purchased Property, in the records of Land Revenue Settlement vide L.R. Khatian Nos. 4827, 4828, 4879.
- 4.3 **Ownership of Chhaya Saha and others:** By a Deed of Sale (*Bangali Kabala*), dated 30<sup>th</sup> June, 1967, registered in the Office of the Sub-Registrar Cossipur Dum Dum and copied in Book No. I, Volume No. 86, Pages from 73 to 75, Being No. 5700 for the year 1967, Chhaya Saha, Menoka Saha and Laxmirani Saha have purchased the land measuring 22 decimal, more or less out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491



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corresponding to R.S/L.R. Dag No. 1573, recorded under Khatian No. 1844 corresponding to 1851, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. *Gram Panchayat*, Sub-Registration Cossipur Dum Dum, District 24 Parganas.

- 4.4 **Record of Right:** Chhaya Saha, Menoka Saha and Laxmirani Saha mutated thier names, as owner of their purchased Property, in the records of Land Revenue Settlement vide L.R. Khatian Nos. 4231, 4232, 4230.
- 4.5 **Partition by Nitya Gopal Saha:** By a Deed of Partition, dated 7<sup>th</sup> August, 2014, registered in the Office of the Additional District Sub-Registrar Rajarhat and copied in Book No. I, Volume No. 14, Pages from 5603 to 5623, Being No. 8886 for the year 2014, Nitya Gopal Saha (Owner No 1.1.2.1 herein), by virtue of partition between his other co-sharers and being the First Party obtained danga land measuring 19.23 (nineteen point two three) decimal equivalent to 11 (eleven) cottah 10 (ten) chittack 6 (six) square feet, more or less out of 82 (eighty two) decimal, comprised in R.S/L.R. Dag No. 1573 in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas. (**First Portion of Said Property**)
- 4.6 **Mutation:** Nitya Gopal Saha mutated his name in the records of Land Revenue Settlement vide L.R. Khatian No. 4827, in respect of the First Portion of Said Property.
- 4.7 **Partition by Chayya Rani Saha:** By a Deed of Partition, dated 7<sup>th</sup> August, 2014, registered in the Office of the Additional District Sub-Registrar Rajarhat and copied in Book No. I, Volume No. 14, Pages from 5408 to 5428, Being No. 8878 for the year 2014, Chayya Rani Saha (Owner No 1.1.2.2 herein), by virtue of partition between his other co-sharers and being the First Party obtained danga land measuring 8.40 (eight point four zero) decimal equivalent to 5 (five) cottah 1 (one) chittack 14 (fourteen) square feet, out of 82 (eighty two) decimal, more or less, comprised in R.S/L.R. Dag No. 1573 in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram





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Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas  
(**Second Portion of Said Property**)

- 4.8 **Mutation:** Chayya Rani Saha mutated her name in the records of Land Revenue Settlement vide L.R. Khatian No. 4231, in respect of the Second Portion of Said Property.
- 4.9 **Ownership of Owners:** In the abovementioned circumstances, the Owners have acquired joint right, title and interest of the Said Property, free from all encumbrances.
- 4.10 **Development Agreement:** With the intention of developing and commercially exploiting their respective land by constructing new building thereon and selling the flats and other covered and open spaces therein, the Owners nos. 1.1.2.1 and 1.1.2.2 have appointed the Developer, being Committed Partners Company, who is a well known developer to develop their respective land and have entered into an registered agreement (**Development Agreement**) dated 1<sup>st</sup> September, 2016 with the Developer which was recorded in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. I, Volume No. 2, Pages 12206 to 12236, being Deed No. 01180 for the year 2015.
- 4.17 **Power of Attorney:** By registered Power of Attorney dated 4<sup>th</sup> February, 2015, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. I, Volume No. 3, Page 319 to 335, being Deed No. 01181 for the year 2015, the Owners have appointed Shishir Gupta and Chandrani Dutta as their lawful attorney and empowered them to do all acts, things and deeds in relation to develop the entire land by constructing the Said Complex and to sell various saleable areas comprised in the Said Block/Said Complex and to execute this Conveyance on their behalf.

**5. Conclusion**

- 5.1 The Owners, are the co-owners of the Said Property.
- 5.2 The Developer, has the exclusive right of development of the Said Property.



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Advocate  
High Court, Calcutta

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- 5.3 The searches undertaken by us relate to the encumbrances created by acts of parties and recorded in public records but do not extend to the charge created by operation of any law, statutory charge and default of payment of Income Tax dues, other Government dues, dues towards Municipal rates and taxes.
- 5.4 Some of the searches done were incomplete due to non-availability of records as mentioned in Annexure B hereto.
- 5.5 Subject To our observations aforesaid, we are of the opinion that the Owners have marketable title to the Said Property and the Developer has the sole right to develop the Said Property.

Dated This 6<sup>th</sup> April, 2018

*Ayusman Dey* 09/04/2018  
**AYUSMAN DEY**  
Advocate  
High Court, Calcutta

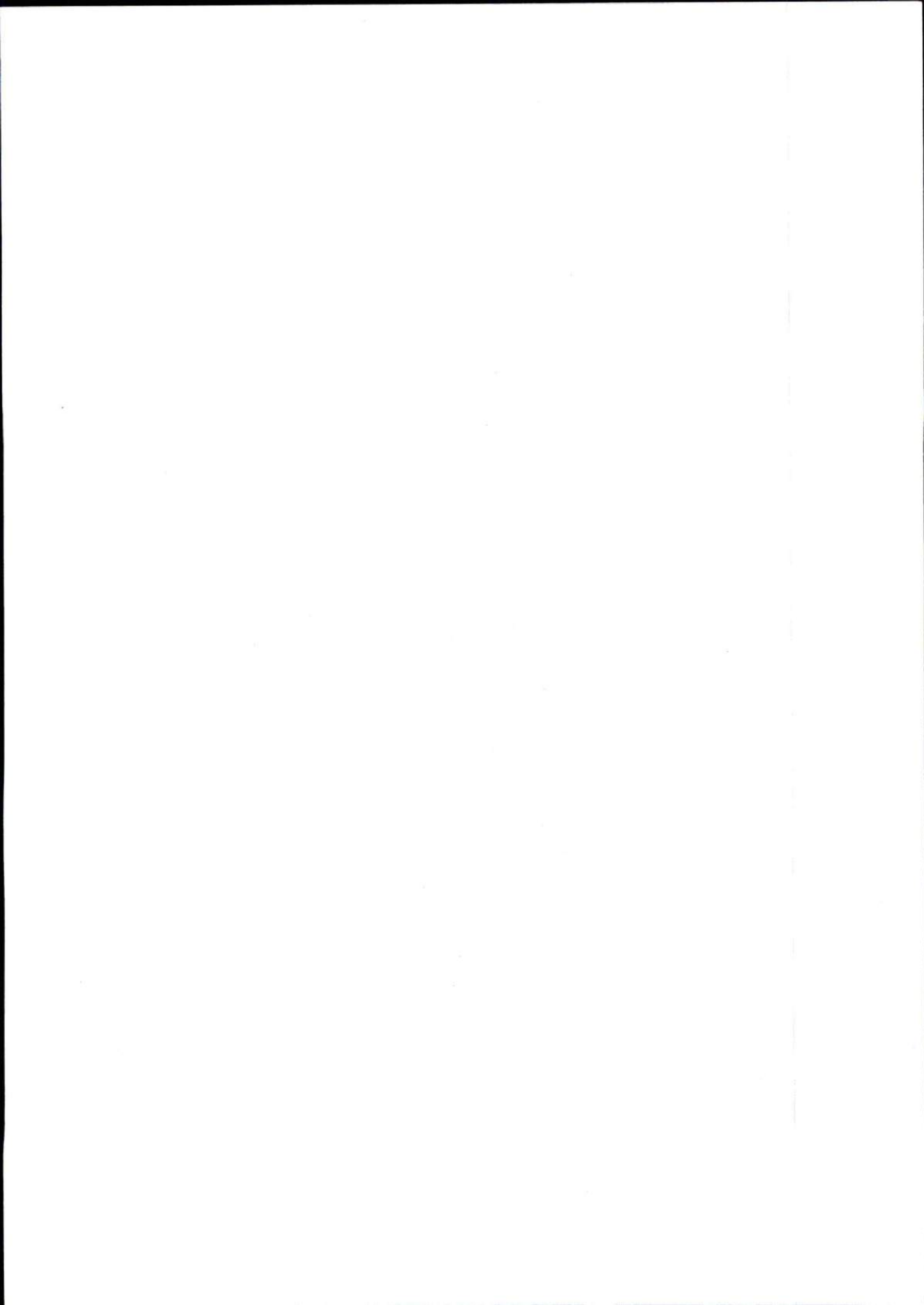


Annexure A  
(Document Produced)

Sl. No.	Nature, Date and Registration Particulars of Documents	Parties	Purport of the document	Status
A1	<i>By a Deed of Sale (Bangali Kabala), dated 18<sup>th</sup> April, 1964, registered in the Office of the Sub-Registrar Cossipur Dum Dum and copied in Book No. I, Volume No. 50, Pages from 21 to 24, Being No. 2710 for the year 1964</i>	Manimohan Hati and Others ...Vendors  Nitya Gopal Saha and Others ...Purchasers	By this Deed of Conveyance Manimohan and Others sold conveyed and transferred to Nitya Gopal Saha and Others land measuring 44 decimal, more or less out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573, recorded under Khatian No. 1601 corresponding to 1851, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. <i>Gram Panchayat</i> , Sub-Registration Cossipur Dum Dum, District 24 Parganas	Certified Copy/ Photocopy
A2	<i>By a Deed of Sale (Bangali Kabala), dated 18<sup>th</sup> September, 1964, registered in the Office of the Sub-Registrar Cossipur Dum Dum and copied in Book No. I, Volume No. 110, Pages from 114 to 116, Being No. 7422 for the year 1964</i>	Putijan Bibi and Others ...Vendors  Nitya Gopal Saha and Others ...Purchasers	By this Deed of Conveyance Putijan Bibi sold conveyed and transferred to Nitya Gopal Saha and Others land measuring 5 decimal, more or less out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573, recorded under Khatian No. 1601 corresponding to 1851, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No.	Certified Copy/ Photocopy



			<i>Gram Panchayat</i> , Sub-Registration Cossipur Dum Dum, District 24 Parganas	
A3	By a Deed of Sale ( <i>Bangali Kabala</i> ), dated 30 <sup>th</sup> June, 1967, registered in the Office of the Sub-Registrar Cossipur Dum Dum and copied in Book No. I, Volume No. 86, Pages from 73 to 75, Being No. 5700 for the year 1967	Surendra Chandra Pain and Others ...Vendors  Chhaya Saha and Others ...Purchasers	By this Deed of Conveyance Surendra Chandra Pain sold conveyed and transferred to Chhaya Saha and Others land measuring 22 decimal, more or less out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573, recorded under Khatian No. 1601 corresponding to 1851, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. <i>Gram Panchayat</i> , Sub-Registration Cossipur Dum Dum, District 24 Parganas	Certified Copy/ Photocopy
A4	By a Deed of Partition, dated 7 <sup>th</sup> August, 2014, registered in the Office of the Additional District Sub-Registrar Rajarhat and copied in Book No. I, Volume No. 14, Pages from 5603 to 5623, Being No. 8886 for the year 2014	Nitya Gopal Saha ...Frist Party  Gour Gopal Saha and Others ...Others Party	By virtue of partition between Nitya Gopal Saha- being the First Party and other co-sharers, he obtained danga land measuring 19.23 (nineteen point two three) decimal equivalent to 11 (eleven) cottah 10 (ten) chittack 6 (six) square feet, more or less out of 82 (eighty two) decimal, comprised in R.S/L.R. Dag No. 1573 in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas	Original/ Photocopy



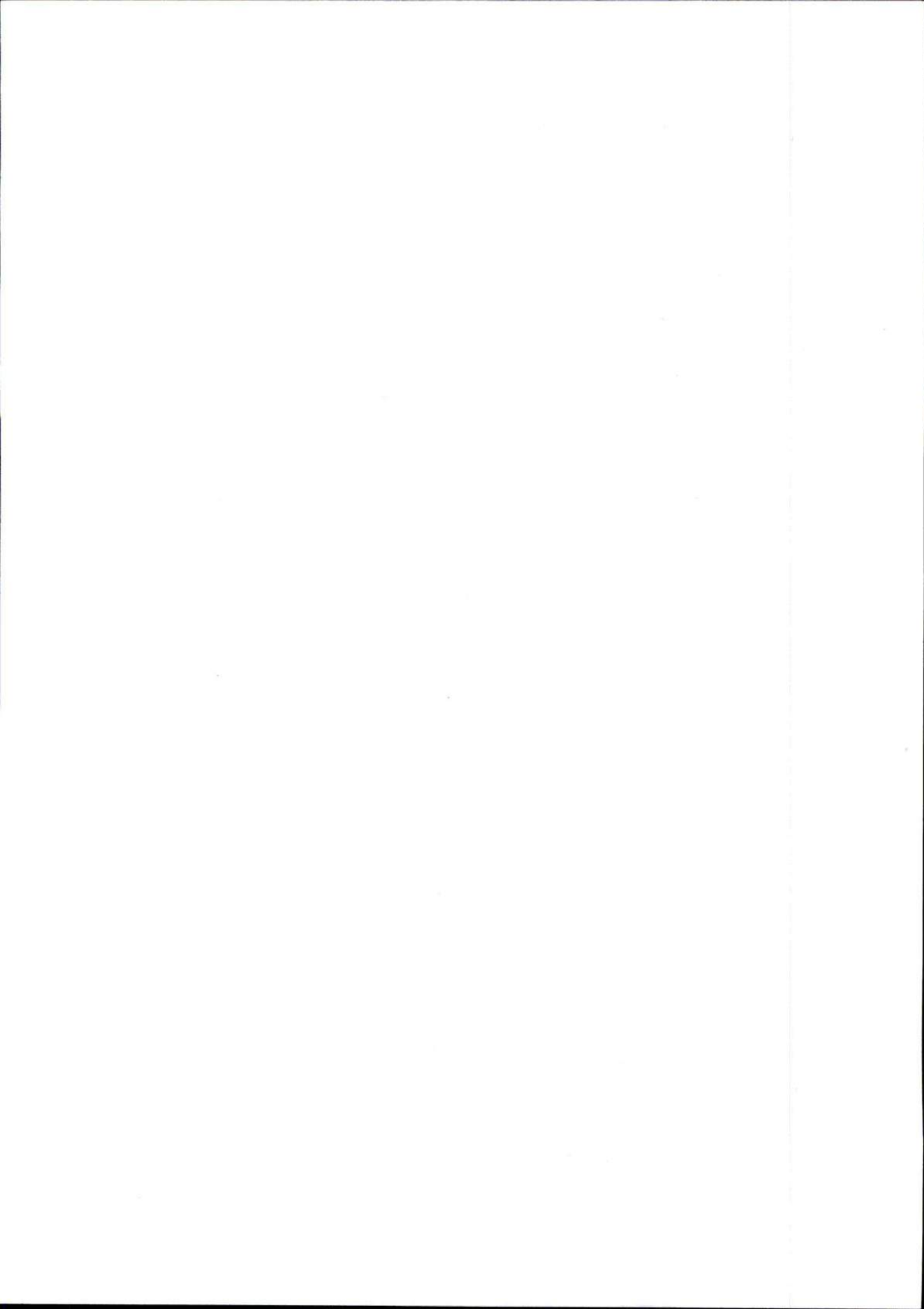


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A5	By a Deed of Partition, dated 7 <sup>th</sup> August, 2014, registered in the Office of the Additional District Sub-Registrar Rajarhat and copied in Book No. I, Volume No. 14, Pages from 5408 to 5428, Being No. 8878 for the year 2014	Chhaya Rani Saha ...Frist Party  Menoka Saha and Others ...Others Party	By virtue of partition between Nitya Gopal Saha- being the First Party and other co-sharers, he obtained danga land measuring 8.40 (eight point four zero) decimal equivalent to 5 (five) cottah 1 (one) chittack 14 (fourteen) square feet, out of 82 (eighty two) decimal, more or less, comprised in R.S/L.R. Dag No. 1573 in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas	Original/ Photocopy
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**Annexure B**

(Details of Registration Offices Searches)

**Index - II**

In respect of R.S/L.R. Dag No. 1573, recorded in L. R. Khatian Nos. 4827 and 4231 all in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas.

Office of the District Sub Registrar, North 24 Parganas-II, Barasat

Period	Entries Found	Serial No.	Remarks
1985 to 2018	Nil	X856669	No adverse entries have been found

Office of the Additional District Sub-Registrar, Bidhannagar

Period	Entries Found	Serial No.	Remarks
1985 to 1995	Entries as	X 56666	No adverse entries have
1996 to 2012	mentioned	1504003855	been found

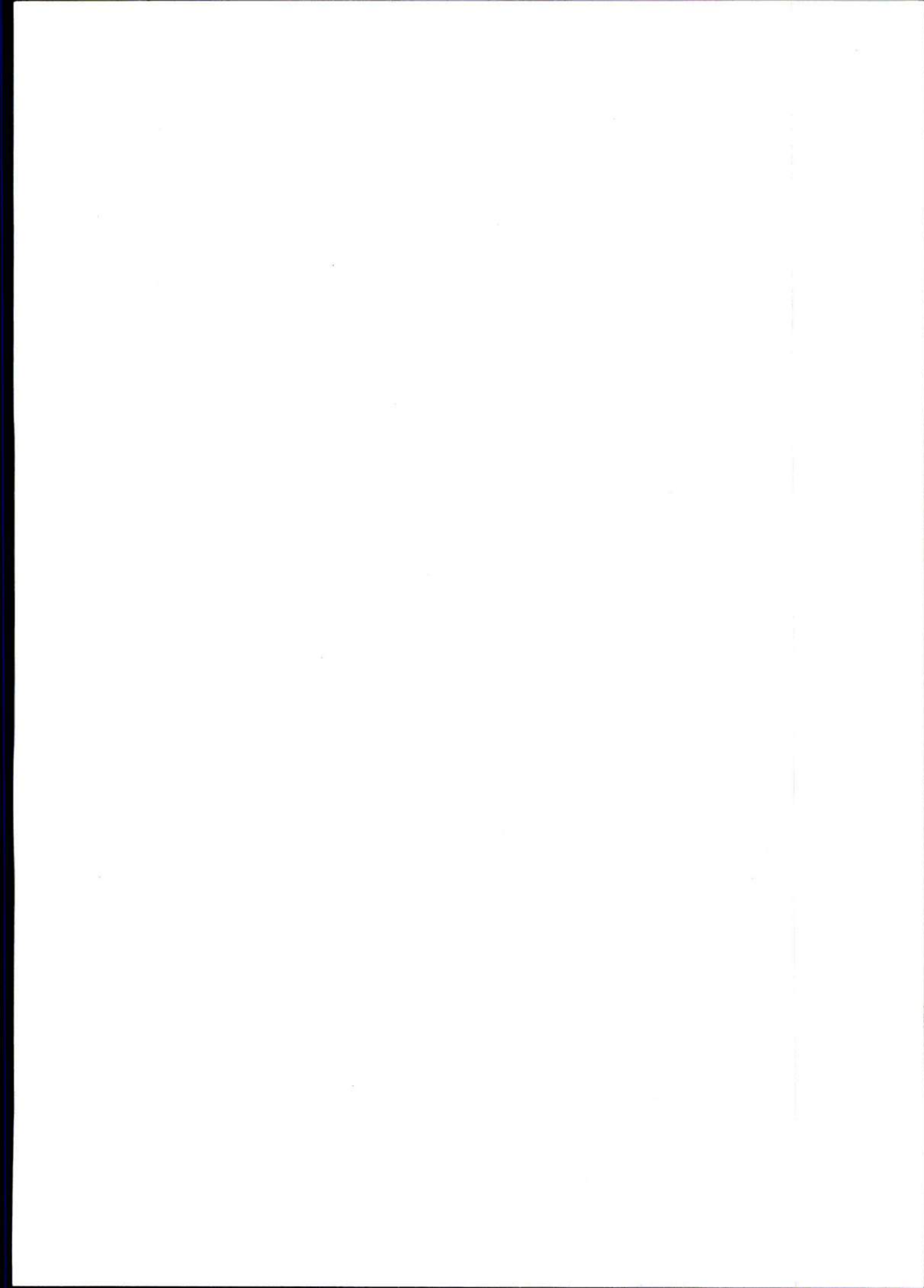
Office of the Additional District Sub-Registrar, Rajarhat

Period	Entries Found	Serial No.	Remarks
2012 to 2018	Entries as mentioned	1523004894	No adverse entries have been found

Office of the Registrar of Assurances II, Kolkata

Period	Entries Found	Receipt No.	Remarks
1985 to 2018	Nil	X 724690	No adverse entries have been found

Note: Originals of all Search Reports and Receipts are enclosed hereto collectively marked Annexure B1.



No. REGN X856669

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application... 23893
- 2. Date of application... 9/9/2018
- 3. Search for the year(s)... 1985-2018
- 4. Name of office to which the record to be searched or inspected relates...  
D.R. Barasat
- 5. Name of person or property to be searched.. M - Reekyaoni
- 6. Nature of document... D-1573 K-4231
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received... A. Dey
- 9. Fees paid under Article—  
F (1) (i) 30/-  
F (1) (ii)  
F (2)

.....Registrar of.....



No. REGN X856666

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application. 23846
- 2. Date of application. 9/9/2018
- 3. Search for the year(s). 1985 - 2018
- 4. Name of office to which the record to be searched or inspected relates. Ad. S. R. B. Nagar
- 5. Name of person or property to be searched. M - Reekyoni
- 6. Nature of document. D - 1573, K - 4827
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).
- 8. From whom received. A. Dey
- 9. Fees paid under Article—  
F (1) (i) 13.00  
F (1) (ii)  
F (2)

..... Registrar of .....





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

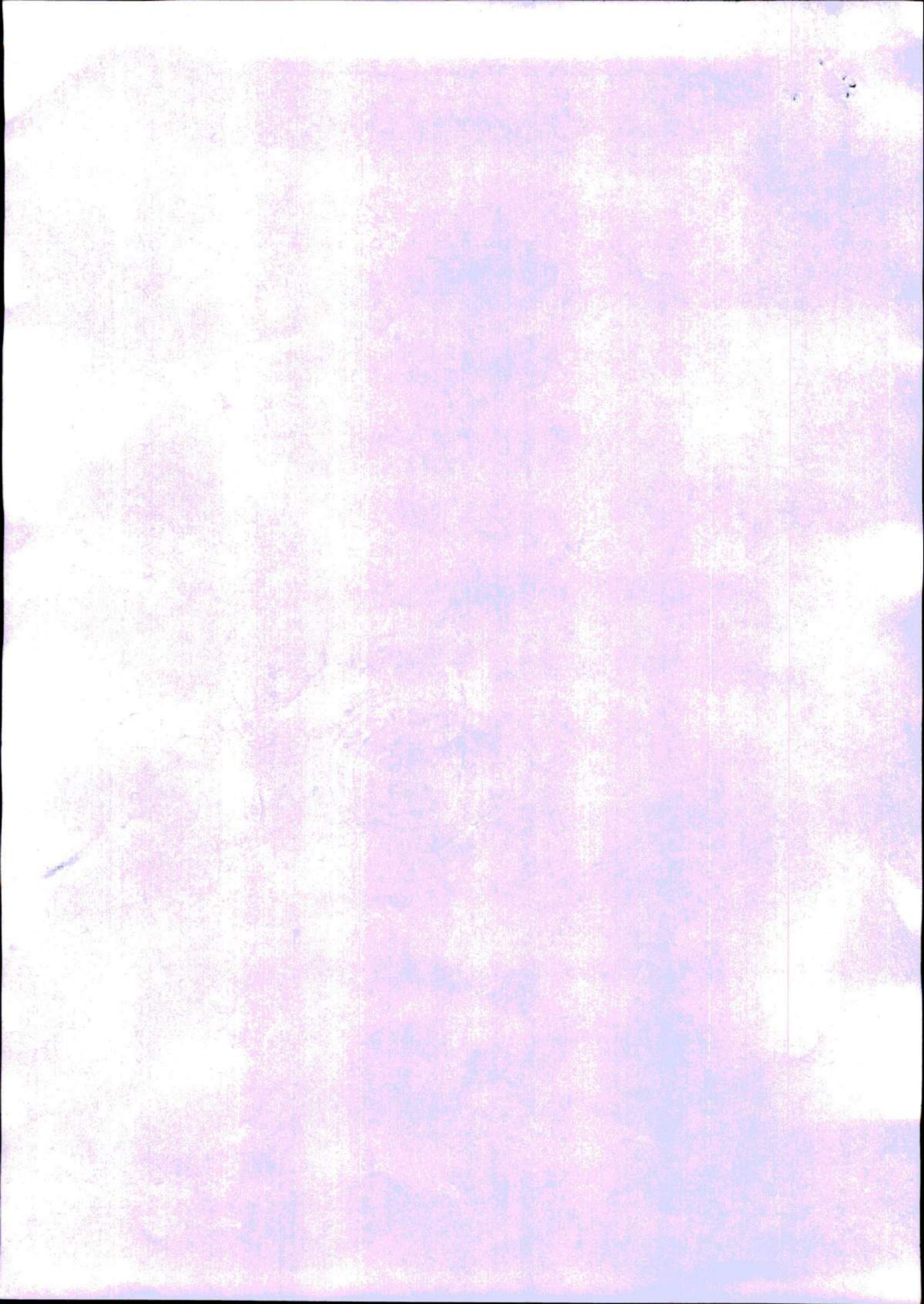
Date of Application: 03-04-2018

Serial No of Application	1504003855/2018	Search No	1504003855/2018
Search for the Years	From 1996 To 2012	Record Available	From 30/11/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Rekjoyani, Plot No: RS- 01573		
From whom Received	Mr A Dey		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result: No Record Found

( Mr UTTAM GARAIN )  
A.D.S.R. BIDHAN NAGAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR





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

Date of Application: 06-04-2018

Serial No of Application 1523004894/2018 Search No 1523004894/2018  
Search for the Years From 2012 To 2018 Record Available From 22/11/2012 onwards  
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Rekjoyani, Plot No: LR- 01573  
From whom Received Mr S DEBNATH  
Fees Paid under Articles F1(i) 2/- F1(ii) 6/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Rekjoyani, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: LR-01573/00000 Khatian: 04231/00	Area of Land: 0.19250028 decimal (84 Sqft)
Deed Details :		Deed No: I-152301725/2017, Query No: 15231000067685/2017, Serial No: 1523001890/2017, Page: 50827 - 50847, Date of Registration: 07/03/2017, Date of Completion: 08/03/2017,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Rekjoyani, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: LR-01573/00000 Khatian: 04827/00	Area of Land: 0.19250028 decimal (84 Sqft)
Deed Details :		Deed No: I-152301725/2017, Query No: 15231000067685/2017, Serial No: 1523001890/2017, Page: 50827 - 50847, Date of Registration: 07/03/2017, Date of Completion: 08/03/2017,		



( Mr Sumit Kumar Sinha )  
A.D.S.R. RAJARHAT  
OFFICE OF THE A.D.S.R. RAJARHAT



No. REGN X 724690

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 25-990
- 2. Date of application..... 27-2-18
- 3. Search for the year(s)..... 1980-18
- 4. Name of office to which the record to be searched or inspected relates..... RDA
- 5. Name of person or property to be searched..... A
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m - Reekjoanis Pg - 1587  
1573, KH - 4827, 423)
- 8. From whom received.....
- 9. Fees paid under Article—  
F (1) (i) 307  
F (1) (ii)  
F (2)

S Debbarh

.....Registrar of.....

