

TO WHOM IT MAY CONCERN

Land measuring 3 (three) bigha, 5 (five) cottah, 4 (four) chittack and 21 (twenty one) square feet, more or less, comprised in Dag Nos.3070 and 3071 recorded in Khatian No. 2394 (old Khatian No. 343), Mouza Belghoria, J.L. No. 3 being Municipal Premises No. 4, Nilgunj Road (also known as S.P. Mukherjee Road), Cossipore, Dum Dum, Post Office Belghoria, Police Station Belghoria, Kolkata-700056 under Holding No. 1611 within Ward No. 17 of Kamarhati Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas (Said Property)

This is to certify that the Chain of Title of the Said Property is as follows:

Chain of Title

1. Messieurs Raigarh Jute & Textile Mills Limited (formerly Messieurs Bharat Woolen Mills Limited), vide Conveyance dated 31st January, 1950 and registered in the Office of Sub-Registrar, Cossipore, Dum Dum in Book No. I, Volume No. 12, at Pages 79 to 84, being No. 281 for the year 1950, became well owned, seized and possessed of and sufficiently well entitled to the Said Property.
2. Punjab National Bank instituted a Suit being Suit No: 240 of 1987 (Punjab National Bank Vs. Raigarh Jute & Textile Mills Limited & Ors.) in the Hon'ble High Court at Calcutta for various claims against the owner in which Orders were passed for sale of the Said Property. Pursuant to such Orders, offers were invited from the intending buyers for sale of the Said Property and by an Order dated 17th September, 1992, the Offer of one Sri Ashoke Kumar Kalanauria was accepted and he was directed to make payment of the consideration money for the Said Property in several installments. By a further Order dated 17th August, 1993, the said Ashoke Kumar Kalanauria he was given liberty to nominate any nominee/s regarding purchase of the Said Property.
3. In terms of the said order dated 17th August, 1993, the aforesaid Sri Ashake Kumar Kalanauria, nominated the Owners herein to purchase the Said Property and by 10 (ten) several Conveyances all dated 17th November, 1993, each made in respect of an undivided 1/10th share of the Said Property, executed and registered at the Office of the Calcutta Registration Office by the said Messieurs Raigarh Jute & Textile Mills Limited as Vendor and Sri Ashoke Kumar Kalanauria as Confirming Party, in favour of (a) Smt. Manik Devi Jain, recorded in Book No. I, Volume No. 384, Pages 292 to 309, being Deed No. 16360 for the year 1993 (b) Smt. Sarla Devi Jain, recorded in Book No. I, Volume No. 384, Pages 310 to 327, being Deed No. 16361 for the year 1993 (c) Smt. Anjana Devi Jain, recorded in Book No. I Volume No: 384, Pages 328 to 345, being Deed No. 16362 for the year 1993 (d) Kedarnath Daga & Sons (HUF), recorded in Book No. I, Volume No. 384, Pages 346 to 363, being Deed No. 16363 for the year 1993 (e) Messieurs G.G. Resources Private Limited, recorded in Book No. I, Volume No, 384, Pages 364 to 381, being Deed No. 16364 for the year 1993 (f) Messieurs Rabindra Apartment & Construction Private Limited, recorded in Book



No. I, Volume No. 384, Pages 382 to 399, being Deed No. 16365 for the year 1993 (g) Messieurs Puja Dying Works Private Limited, recorded in Book No. I, Volume No. 384, Pages 400 to 417, being Deed No. 16366 for the year 1993 (h) Messieurs Cardex India Private Limited, recorded in Book No. I, Volume No. 384, Pages 418 to 435, being Deed No. 16367 for the year 1993 (i) Messieurs Baid & Sons Private Limited, recorded in Book No. I, Volume No. 384, Pages 430 to 453, being Deed No. 16368 for the year 1993 and (j) Messieurs Aqib Commercial Private Limited, recorded in Book No. 1, Volume No. 384, Pages 497 to 514, being Deed No. 16369 for the year 1993.

4. The Owners have appointed the S.M Abasan Private Limited as the Developer for development and commercial exploitation of the Said Property on the terms and conditions mentioned in the Development Agreement dated 24th April, 2017 registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2017, at Pages 143359 to 143399, being Deed No. 190403780 for the year 2017.

In the circumstances, the Present Owners are the joint owners of the Said Property and are seized and possessed of and well and sufficiently entitled thereto with marketable title.

This is to further certify that the Said Property is free from all encumbrances on the basis of the following searches:

Office of the Registrar of Assurances, Kolkata
Office of the District Registrar, Barasat
Office of the Additional District Sub Registrar, Cossipore Dum Dum

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From the enquires made in the Registry Office mentioned hereinabove, it appears that no entries has been found related to the Said Property.

NOTE: Prior to 2002, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 onwards, for electronic documents, our representative was not given access to the Index in the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onwards.

Courts:

1st Civil Judge, Senior Division, Barasat, North 24 Parganas

4th Civil Judge, Junior Division, Sealdah, North 24 Parganas

From the enquires made in the Court mentioned herein above, it appears that no litigation/s is/are pending before the abovementioned Courts.

Kamarhati Municipality, North 24 Parganas:

From the enquires made in Kamarhati Municipality it has been found that the said Property is mutated in the names of the Owners and the Current Municipal Taxes in respect of the Said Property have been duly paid. No bills are outstanding in the department.



Kolkata Metropolitan Development Authority

From the enquires made in Office of the Kolkata Metropolitan Development Authority, it appears that the Said Property is not affected by ant proposed or existing proceeding for acquisition or requisition by Kolkata Metropolitan Development Authority.

Land Acquisition Collector, Barasat, North 24 Parganas:

From enquiries made from the Land Acquisition Collector, Barasat, North 24 Parganas, it appears that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition.

Urban Land (Ceiling and Regulation) Act, 1976:

From the enquires made with the Urban land ceiling Department and in terms of the Orders Hon'ble High Court at Calcutta in relation to the Said Property and passed in Suit No. 240 of 1993 (Punjab National Bank Vs Raigarh Jute and Textile Mills Limited and Ors.) on dated 17th August, 1993 issued by Hon'ble Justice Mr. Umesh Cahndra Banerjee, the Said Property is not affected by the Urban Land (Ceiling and Regulation) Act, 1976.

Registrar Of Companies

From the records of the Registrar of Companies, Kolkata, Ministry of Corporate Affairs, it appears that no charge has been created in respect of the immovable assets of the following Companies who are the co-owners of the Said Property:

1. Rabindra Apartment & Construction Private Limited
2. Cardex India Private Limited
3. G.G. Resources Private Limited
4. Puja Dyeing Works Private Limited
5. Baid & Sons Private Limited
6. Aqili Commercial Private Limited

Searches caused by us relate to encumbrances and attachments created by acts of parties and recorded in public records, dues towards municipal rates and taxes but do not extend to the charge created by operation of law, statutory charge and default of payment of Income Tax dues and other Government dues. Subject to the above, we certify that (a) Rabindra Apartment & Construction Private Limited, (b) Cardex India Private Limited, (c) Anjana Devi jain, (d) Manik Devi Jain, (e) Kedarnath Daga & Sons (HUF), (f) Sarala Devi Jain, (g) G.G. Resources Private Limited, (h) Puja Dyeing Works Private Limited, (i) Baid & Sons Private Limited, (j) Aqib Commercial Private Limited are the undisputed and absolute owners of the Said Property having marketable title and have acquired such ownership in the manner stated in the **Chain of Title** given above.

Dated: 28th November, 2018

Place: Kolkata

For **Saha & Ray**