

TITLE REPORT

*Land at Monza Bhasa, J.L. No. 20, Police Station Bishnupur
District South 24 Parganas*

Part-I

Client: Messieurs Eden Realty Ventures Private Limited

Supriyo Basu & Associates
Advocates
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6, Old Post Office Street
Kolkata-700001

TITLE REPORT

Re: Land measuring 445.57 (four hundred and forty five) decimal, more or less, Mouza Bhasa, J.L. No. 20, Police Station Bishnapur, within within Purba Bishnapur Gram Panchayet, Sub-Registration District Bishnapur, District South 24 Parganas

Under instructions and on behalf of our Client, Messieurs Eden Realty Ventures Pvt. Ltd., we have caused searches to be made in respect of the Said Property (defined below). The details of searches and our certification on the basis thereof are given below:

1. Definitions

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

1.1.1 **Said Property** shall mean land measuring 445.57 (four hundred and forty five point five seven) decimal [equivalent to 270.04 (two hundred and seventy point zero four) cottah], more or less, comprised in C.S./R.S. Dag Nos. 478, 483, 484, 485, 486, 487, 488, 489, 491, 492, 507, 508, 509, 510, 511, 710, 477, 479 and 493, corresponding L.R. Dag Nos. 484, 489, 490, 491, 492, 493, 494, 495, 497, 498, 513, 514, 515, 516, 517, 727, 483, 485 and 499, respectively, recorded in L.R. Khatian Nos. 1467 and 1466, Mouza Bhasa, J.L. No. 20, Police Station Bishnapur, within Purba Bishnapur Gram Panchayet, Sub-Registration District Bishnapur, District South 24 Parganas, more fully and collectively described in the Schedule below.

1.1.2 **Owners:** shall mean (1) Messieurs Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited.

2. Production of Documents of Title

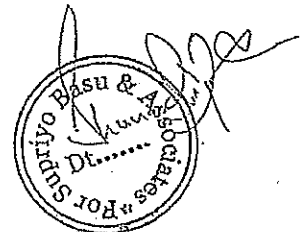
2.1 Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in Annexure A hereto.

3. Offices Where Searches Have Been Conducted

3.1 Registration Offices

Index-II

From 1989 to 2018 in respect of C.S./R.S. Dag Nos. 478, 483, 484, 485, 486, 487, 488, 489, 491, 492, 507, 508, 509, 510, 511, 710, 477, 479 and 493, corresponding L.R. Dag Nos. 484, 489, 490, 491, 492, 493, 494, 495, 497, 498, 513, 514, 515, 516, 517, 727, 483, 485 and 499, respectively, recorded in L.R. Khatian Nos. 1467 and 1466, Mouza Bhasa, J.L. No. 20, Police Station Bishnapur, within Purba Bishnapur Gram



Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas

- 3.1.1 Registrar of Assurances, Kolkata
- 3.1.2 District Registration Office, Alipore
- 3.1.3 Additional District Sub-Registration Office, Bishnupur

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.

We have not found any adverse entries affecting the title of the Said Property.

For result/analysis of searches, please refer to details of Annexure B hereto.

3.2 Courts

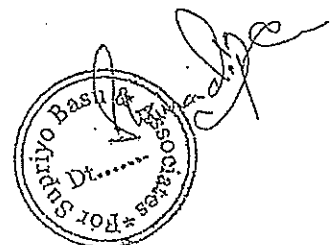
- For the year 2007 - 2018 in the name of Development Corporation Private Limited
 - For the year 2007 - 2018 in the name of Woodland Complex Private Limited
- 3.2.1 In the Court of the Civil Judge, Junior Division, Alipore for Title Suit and Title Execution
 - 3.2.2 In the Court of the Civil Judge, Senior Division, Alipore for Title Suit and Title Execution

We have caused to be made necessary searches for last 12 (twelve) years as to whether any Title Suit and Title Execution Case in the concerned courts has been filed against the Owners and the predecessors-in-title of the Owners. No such Title Suit and Title Execution Case appears to have been filed as per the Certificates issued by the concerned Court Officers.

For results/analysis of searches, please refer to details of Annexure C hereto.

3.3 Land Acquisition Collector, South 24 Parganas

- 3.3.1 We have caused enquiries in the Office of the Land Acquisition Collector, South 24 Parganas at Alipore, whether the Said Property is affected by any proposed or existing proceeding for acquisition or requisition. An effective reply in this regard is pending on the part of the Land Acquisition Collector, South 24 Parganas.



The copy of RTI Letter sent to the concerned Land Acquisition Department is annexed herewith and marked as Annexure D.

4. Devolution of Title

4.1 Title of Property In L.R. Dag 484:

4.1.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 52 (fifty two) decimal, more or less, being the entirety of R.S. Dag No. 478, corresponding L.R. Dag No. 484, recorded in Khatian No. 453, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Larger Property In L.R. Dag 484).

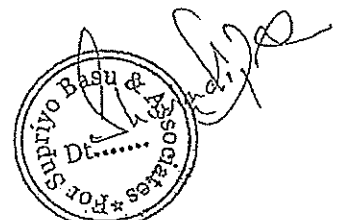
4.1.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Larger Property In L.R. Dag 484 to Messieurs Development Corporation Private Limited.

4.1.3 Said Messieurs Development Corporation Private Limited have sold out certain portion out of the Larger Property In L.R. Dag 484, and became the sole and absolute owner in respect of land measuring 27 (twenty seven) decimal, more or less, out of the Larger Property In L.R. Dag 484 (Property In L.R. Dag 484).

~~4.1.4~~ Said Messieurs Development Corporation Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 484.

4.2 Title of Property In L.R. Dag 489:

4.2.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural)



measuring 84 (eighty four) decimal, more or less, being the entirety of R.S. Dag No. 483, corresponding L.R. Dag No. 489, recorded in Khatian No. 108, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Larger Property In L.R. Dag 489).

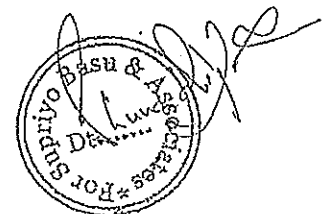
4.2.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Larger Property In L.R. Dag 489 to Messieurs Development Corporation Private Limited.

4.2.3 Said Messieurs Development Corporation Private Limited have sold out certain portion out of the Larger Property In L.R. Dag 489, and became the sole and absolute owner in respect of inter alia land measuring 38 (thirty eight) decimal, more or less, out of the Larger Property In L.R. Dag 489 (Property In L.R. Dag 489).

4.2.4 Said Messieurs Development Corporation Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 489.

4.3 Title of Property In L.R. Dag 490:

4.3.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 17 (seventeen) decimal, more or less, being the entirety of R.S. Dag No. 484, corresponding L.R. Dag No. 490, recorded in Khatian No. 167, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 490).



4.3.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 490 to Messieurs Development Corporation Private Limited.

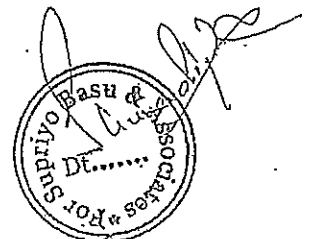
4.3.3 Said Messieurs Development Corporation Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 490.

4.4 **Title of Property In L.R. Dag 491:**

4.4.1 At all material times one Manick Bhowmick was the sole and absolute owner of land classified as *sali* (agricultural) measuring 23 (twenty three) decimal, more or less, being a portion of R.S. Dag No. 485, corresponding L.R. Dag No. 491; recorded in Khatian No. 218, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (First Property In L.R. Dag 491).

4.4.2 By a Deed of Conveyance dated 16th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 75 to 83, being Deed No. 5534 for the year 1986, said Manick Bhowmick sold, conveyed and transferred the First Property In L.R. Dag 491 to Messieurs Development Corporation Private Limited.

4.4.3 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 23 (twenty three) decimal, more or less, being a portion of R.S. Dag No. 485, corresponding L.R. Dag No. 491, recorded in Khatian No. 218, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Second Property In L.R. Dag 491).



4.4.4 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Second Property In L.R. Dag 491 to Messieurs Development Corporation Private Limited.

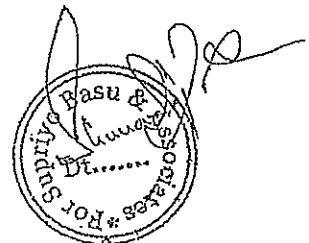
4.4.5 In the above mentioned circumstances said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the First Property In L.R. Dag 491 and Second Property In L.R. Dag 491 (collectively Property In L.R. Dag 491).

4.4.6 Said Messieurs Development Corporation Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 491.

4.5 Title of Property In L.R. Dag 492:

4.5.1 At all material times (1) Surendra Nath Sardar, (2) Lakshman Chandra Sardar, (3) Bharat Chandra Sardar, (4) Prafulla Chandra Sardar and (5) Gajen Sardar were the joint and absolute owners of land classified as *sali* (agricultural) measuring 11.5 (eleven point five) decimal, more or less, being a portion of R.S. Dag No. 486, corresponding L.R. Dag No. 492, recorded in Khatian No. 218, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (First Property In L.R. Dag 492).

4.5.2 By an Indenture dated 16th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 115 to 122, being Deed No. 5540 for the year 1986, said (1) Surendra Nath Sardar, (2) Lakshman Chandra Sardar, (3) Bharat Chandra Sardar, (4) Prafulla Chandra Sardar and (5) Gajen Sardar, sold,



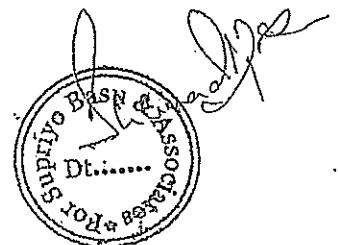
conveyed and transferred the First Property In L.R. Dag 492 to Messieurs Development Corporation Private Limited.

- 4.5.3 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 24 (twenty four) decimal, more or less, being a portion of R.S. Dag No. 486, corresponding L.R. Dag No. 492, recorded in Khatian Nos. 218, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Second Property In L.R. Dag 492).
- 4.5.4 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Second Property In L.R. Dag 492 to Messieurs Development Corporation Private Limited.
- 4.5.5 In the above mentioned circumstances said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the First Property In L.R. Dag 492 and Second Property In L.R. Dag 492 (collectively Property In L.R. Dag 492).
- 4.5.6 Said Messieurs Development Corporation Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 492. It is pertinent to mention here that said Messieurs Development Corporation Private Limited has purchased land measuring 35.5 (thirty-five point five) decimal, more or less, in R.S. Dag No. 486, corresponding L.R. Dag No. 492, however, mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas in respect of land measuring 37 (thirty seven) decimal in L.R. Dag No. 492, in L.R. Khatian No. 1467.



4.6 Title of Property In L.R. Dag 493:

- 4.6.1 At all material times one Amulya Charan Rong was the sole and absolute owner of land classified as *sali* (agricultural) measuring 33 (thirty three) decimal, more or less, being a portion of R.S. Dag No. 487, corresponding L.R. Dag No. 493, recorded in Khatian No. 406, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (First Property In L.R. Dag 493).
- 4.6.2 By an Indenture dated 16th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 123 to 129, being Deed No. 5541 for the year 1986, said Amulya Charan Rong sold, conveyed and transferred the First Property In L.R. Dag 493 to Messieurs Development Corporation Private Limited.
- 4.6.3 At all material times one Parimal Samanta was the sole and absolute owner of land classified as *sali* (agricultural) measuring 34 (thirty four) decimal, more or less, being a portion of R.S. Dag No. 487, corresponding L.R. Dag No. 493, recorded in R.S. Khatian No. 412, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Second Property In L.R. Dag 493).
- 4.6.4 By a Deed of Conveyance dated 16th August, 1994, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 39, at Pages 93 to 100, being Deed No. 3555 for the year 1994, said Parimal Samanta sold, conveyed and transferred land measuring 17 (seventeen) decimal, more or less, out of the Second Property In L.R. Dag 493 to Messieurs Development Corporation Private Limited.
- 4.6.5 By another Deed of Conveyance dated 16th August, 1994, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 39, at Pages 101 to 108, being Deed No. 3556 for the year 1994, said Parimal Samanta sold, conveyed and transferred land



measuring 17 (seventeen) decimal, more or less, out of the Second Property In L.R. Dag 493 to Messieurs Woodland Complex Private Limited.

4.6.6 In the above mentioned circumstances said Messieurs Development Corporation Private Limited and Messieurs Woodland Complex Private Limited became the joint and absolute owners in respect of the First Property In L.R. Dag 493 and Second Property In L.R. Dag 493 (collectively Property In L.R. Dag 493), out of which Messieurs Development Corporation Private Limited became the owner in respect of land measuring 50 (fifty) decimal, more or less, in L.R. Dag No. 493 and Messieurs Woodland Complex Private Limited became the owner in respect of land measuring 17 (seventeen) decimal, more or less, in L.R. Dag No. 493 and mutated their name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian Nos. 1467 and 1466, respectively.

4.7 Title of Property In L.R. Dag 494:

4.7.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *danga* (highland) measuring 7 (seven) decimal, more or less, being the entirety of R.S. Dag No. 488, corresponding L.R. Dag No. 494, recorded in Khatian No. 218, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 494).

4.7.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 494 to Messieurs Development Corporation Private Limited.



4.7.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 494 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 494.

4.8 Title of Property In L.R. Dag 495:

4.8.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 37 (thirty seven) decimal, more or less, being the entirety of R.S. Dag No. 489, corresponding L.R. Dag No. 495, recorded in Khatian No. 2, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Larger Property In L.R. Dag 495).

4.8.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Larger Property In L.R. Dag 495 to Messieurs Development Corporation Private Limited.

4.8.3 Said Messieurs Development Corporation Private Limited have sold out certain portion out of the Larger Property In L.R. Dag 495, and became the sole and absolute owner in respect of land measuring 27 (twenty seven) decimal, more or less, out of the Larger Property In L.R. Dag 495 (Property In L.R. Dag 495).

4.8.4 Said Messieurs Development Corporation Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 495.



4.9 Title of Property In L.R. Dag 497:

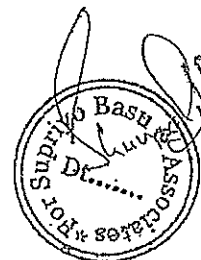
4.9.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 16 (sixteen) decimal, more or less, being the entirety of R.S. Dag No. 491, corresponding L.R. Dag No. 497, recorded in Khatian No. 587, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 497).

4.9.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 497 to Messieurs Development Corporation Private Limited.

4.9.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 497 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 497.

4.10 Title of Property In L.R. Dag 498:

4.10.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 12 (twelve) decimal, more or less, being the entirety of R.S. Dag No. 492, corresponding L.R. Dag No. 498, recorded in Khatian No. 145, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 498).



- 4.10.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 498 to Messieurs Development Corporation Private Limited.
- 4.10.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 498 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 498.
- 4.11 **Title of Property In L.R. Dag 513:**
- 4.11.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 21 (twenty one) decimal, more or less, being the entirety of R.S. Dag No. 507, corresponding L.R. Dag No. 513, recorded in Khatian No. 224, *Mouza Bhasa*, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 513).
- 4.11.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 513 to Messieurs Development Corporation Private Limited.
- 4.11.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 513 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 513.



4.12 Title of Property In L.R. Dag 514:

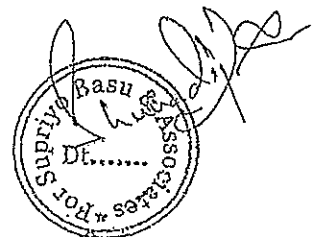
4.12.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 26 (twenty six) decimal, more or less, being the entirety of R.S. Dag No. 508, corresponding L.R. Dag No. 514, recorded in Khatian No. 204, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 514).

4.12.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 514 to Messieurs Development Corporation Private Limited.

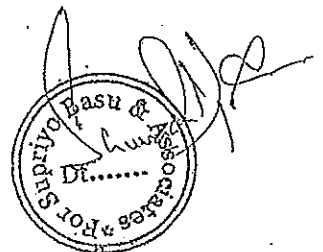
4.12.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 514 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 514.

4.13 Title of Property In L.R. Dag 515:

4.13.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 27 (twenty seven) decimal, more or less, being the entirety of R.S. Dag No. 509, corresponding L.R. Dag No. 515, recorded in Khatian No. 204, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 515).



- 4.13.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 515 to Messieurs Development Corporation Private Limited.
- 4.13.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 515 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 515.
- 4.14 **Title of Property In L.R. Dag 516:**
- 4.14.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *doaba* (small tank) measuring 10 (ten) decimal, more or less, being the entirety of R.S. Dag No. 510, corresponding L.R. Dag No. 516, recorded in Khatian No. 218, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 516).
- 4.14.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 516 to Messieurs Development Corporation Private Limited.
- 4.14.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 516 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 516.



4.15 Title of Property In L.R. Dag 517:

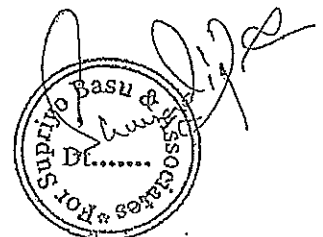
4.15.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *danga* (highland) measuring 12 (twelve) decimal, more or less, being the entirety of R.S. Dag No. 511, corresponding L.R. Dag No. 517, recorded in Khatian No. 218, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 517).

4.15.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Property In L.R. Dag 517 to Messieurs Development Corporation Private Limited.

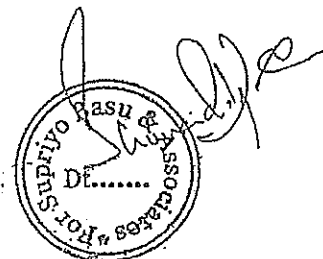
4.15.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 517 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 517.

4.16 Title of Property In L.R. Dag 727:

4.16.1 At all material times one Sanatan Mondal was the sole and absolute owner of land classified as *sali* (agricultural) measuring 17 (seventeen) decimal, more or less, being a portion of R.S. Dag No. 710, corresponding L.R. Dag No. 727, recorded in Khatian No. 272, *Mouza* Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 727).



- 4.16.2 By an Indenture dated 16th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 15 to 22, being Deed No. 5525 for the year 1986, said Sanatan Mondal sold, conveyed and transferred the Property In L.R. Dag 727 to Messieurs Development Corporation Private Limited.
- 4.16.3 Said Messieurs Development Corporation Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 727 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1467, in respect of the Property In L.R. Dag 727.
- 4.17 Title of Property In L.R. Dag 483:
- 4.17.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 1.18 (one hundred and eighteen) decimal, more or less, being the entirety of R.S. Dag No. 477, corresponding L.R. Dag No. 483, recorded in Khatian No. 453, *Mouza Bhasa*, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Larger Property In L.R. Dag 483).
- 4.17.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 181 to 198, being Deed No. 1160 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Larger Property In L.R. Dag 483 to Messieurs Woodland Complex Private Limited.
- 4.17.3 Said Messieurs Woodland Complex Private Limited have sold out certain portion out of the Larger Property In L.R. Dag 483, and became the sole and absolute owner in respect of inter alia land measuring 14.09 (fourteen point zero nine) decimal, more or less, out of the Larger Property In L.R. Dag 483 (Property In L.R. Dag 483).



4.17.4 Said Messieurs Woodland Complex Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1466, in respect of inter alia the Property In L.R. Dag 483.

4.18 Title of Property In L.R. Dag 485:

4.18.1 At all material times one Messieurs Kumar Groups Private Limited was the sole and absolute owner of land classified as *sali* (agricultural) measuring 60 (sixty) decimal, more or less, being the entirety of R.S. Dag No. 479, corresponding L.R. Dag No. 485, recorded in Khatian No. 606, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Larger Property In L.R. Dag 485).

4.18.2 By a Deed of Conveyance dated 2nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 181 to 198, being Deed No. 1160 for the year 1988, said Messieurs Kumar Groups Private Limited sold, conveyed and transferred the Larger Property In L.R. Dag 485 to Messieurs Woodland Complex Private Limited.

4.18.3 Said Messieurs Woodland Complex Private Limited have sold out certain portion out of the Larger Property In L.R. Dag 485, and became the sole and absolute owner in respect of inter alia land measuring 14.48 (fourteen point four eight) decimal, more or less, out of the Larger Property In L.R. Dag 485 (Property In L.R. Dag 485).

4.18.4 Said Messieurs Woodland Complex Private Limited mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1466, in respect of inter alia the Property In L.R. Dag 485.



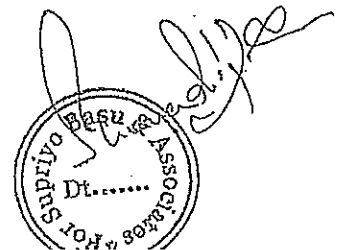
4.19 Title of Property In L.R. Dag 499:

4.19.1 At all material times one Sk. Nabi Hossain was the sole and absolute owner of land classified as *sali* (agricultural) measuring 10 (ten) decimal, more or less, being a portion of R.S. Dag No. 493, corresponding L.R. Dag No. 499, recorded in R.S. Khatian No. 49, *Mouza Bhasa*, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas (Property In L.R. Dag 499).

4.19.2 By a Deed of Sale dated 16th August, 1994, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 39, at Pages 85 to 92, being Deed No. 3554 for the year 1994, said Sk. Nabi Hossain sold, conveyed and transferred the Property In L.R. Dag 499 to Messieurs Woodland Complex Private Limited.

4.19.3 Said Messieurs Woodland Complex Private Limited became the sole and absolute owner in respect of the Property In L.R. Dag 499 and mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas, in L.R. Khatian No. 1466, in respect of the Property In L.R. Dag 499.

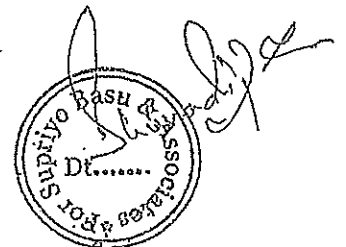
4.20 In the above mentioned events and circumstances, said (1) Messieurs Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited became the joint and absolute owners of the Said Property, comprised in Property In L.R. Dag 484, Property In L.R. Dag 489, Property In L.R. Dag 490, Property In L.R. Dag 491, Property In L.R. Dag 492, Property In L.R. Dag 493, Property In L.R. Dag 494, Property In L.R. Dag 495, Property In L.R. Dag 497, Property In L.R. Dag 498, Property In L.R. Dag 513, Property In L.R. Dag 514, Property In L.R. Dag 515, Property In L.R. Dag 516, Property In L.R. Dag 517, Property In L.R. Dag 727, Property In L.R. Dag 483, Property In L.R. Dag 485 and Property In L.R. Dag 499. The detailed ownership of (1) Messieurs



Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited is given in the table hereunder:

Owner	R.S. Dag	L.R. Dag	L.R. Khatian	Area (in dec.)
Development Corporation Pvt. Ltd.	478	484	1467	27
Development Corporation Pvt. Ltd.	483	489	1467	38
Development Corporation Pvt. Ltd.	484	490	1467	17
Development Corporation Pvt. Ltd.	485	491	1467	46
Development Corporation Pvt. Ltd.	486	492	1467	37 (purchased 35.5)
Development Corporation Pvt. Ltd.	487	493	1467	50
Woodland Complex Pvt. Ltd.	487	493	1466	17
Development Corporation Pvt. Ltd.	488	494	1467	07
Development Corporation Pvt. Ltd.	489	495	1467	27
Development Corporation Pvt. Ltd.	491	497	1467	16
Development Corporation Pvt. Ltd.	492	498	1467	12
Development Corporation Pvt. Ltd.	507	513	1467	21
Development Corporation Pvt. Ltd.	508	514	1467	26
Development Corporation Pvt. Ltd.	509	515	1467	27
Development Corporation Pvt. Ltd.	510	516	1467	10
Development Corporation Pvt. Ltd.	511	517	1467	12
Development Corporation Pvt. Ltd.	710	727	1467	17
Woodland-Complex Pvt. Ltd.	477 ..	483	1466	14.09
Woodland Complex Pvt. Ltd.	479	485	1466	14.48
Woodland Complex Pvt. Ltd.	493	499	1466	10
Total:				445.57

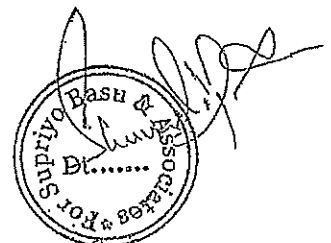
4.21 Said Owners, i.e. (1) Messieurs Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited, after obtaining the mutation of the Said Property have duly applied before the Additional District And District Land And Land Reforms Officer, Alipore, South 24



Parganas for conversion of the nature of land comprised in the L.R. Dag Nos. 484, 489, 490, 491, 492, 494, 495, 497, 498, 513, 514, 515, 517, 483, 485 and 499 to *Bastu/Commercial* and vide Order dated 11.03.2014 bearing Memo No. 57(C)/1/1271/P/14 and vide another Order dated 04.04.2014 bearing Memo No. 57(C)/24/2202/P/14, the Collector was pleased to grant the application u/s 4C of West Bengal Land Reforms Act, 1955 to be read with rule 5 (a) of West Bengal Land Reforms Rules, 1965. It is pertinent to mention that L.R. Dag No. 727 has been converted to Doba as compensatory water body vide Order dated 25.08.2015 bearing Memo No. 57(C)/101/4716(4)/P/15 for converting L.R. Dag No. 516 from Doba to *Bastu/Commercial*, vide Order dated 31.12.2015 bearing Memo No. 57(C)/101/7060/P/15. However, the conversion of the Said Property has not been reflected yet in the Record of Rights.

4.22 Subsequently, the Owners herein, i.e. (1) Messieurs Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited have also applied and obtained necessary No Objection Certificate from the Competent Authority and Sub-Divisional Officer, Alipore, *Sadar*, 24 Parganas(S) for development and construction of Housing Complex at or upon the land comprised in the "Said Premises" vide Memo No.5131/ULC/Alip/2015 dated 17.12.2015 and Memo No.5340/ULC/Alip/2016 dated 02.02.2016 under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976. The Office of the Competent Authority under the Urban Land (Ceiling And Regulation) Act, 1976 has also confirmed that no part or portion of the Said Premises is vested or under any vesting proceeding under the Urban Land (Ceiling & Regulation) Act, 1976.

4.23 By a Development Agreement dated 7th May, 2018, registered in the Office of the District Sub-Registrar-IV, South 24 Parganās, Alipore, recorded in Book No. I, Volume No. 1604-2018, at Pages 96100 to 96161, being No. 160402842 for the year 2018, said Owners, i.e. (1) Messieurs Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited jointly appointed Messieurs Eden Realty



Ventures Private Limited as the Developer to develop inter alia the Said Property into a residential-cum-commercial building complex and agreed to share the revenue of the sale proceeds as mentioned in the said Development Agreement.

4.24 By a Development Power of Attorney dated 8th May, 2018, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas, Alipore, recorded in Book No. I, Volume No. 1604-2018, at Pages 89260 to 89289, being No. 160402967 for the year 2018, said Owners, i.e. (1) Messieurs Development Corporation Private Limited and (2) Messieurs Woodland Complex Private Limited jointly appointed (i) Mr. Arya Sumant and (ii) Mr. Kumar Satyaki, being the representatives of Messieurs Eden Realty Ventures Private Limited as their constituted attorney to perform various acts jointly or severally as mentioned therein for development of the Said Property according to the said Development Agreement and sell out all the units within the said Project (as defined in the said Development Agreement) and share the revenue of the sale proceeds as mentioned in the said Development Agreement.

4.25 In the above-mentioned circumstances, the Owners have become the joint and absolute owners of the Said Property and appointed Messieurs Eden Realty Ventures Private Limited as the Developer of the Said Property by virtue of said Development Agreement dated 7th May, 2018.

5. **Conclusion:**

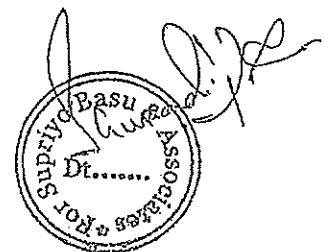
5.1 The searches undertaken by us have not disclosed any encumbrances affecting the Said Property as per the records available.

5.2 We would however mention that the Land Acquisition Search is incomplete as the concerned Land Acquisition Department has not yet replied to the information sought for in our RTI Letter dated 3rd April, 2018 annexed herewith. However, we have perused the photocopies of (1) RTI Reply being Memo No. LA(Inf.) 927, dated 12/03/2014, (2) RTI Reply being Memo No. LA(Inf.) 925, dated 12/03/2014, (3) RTI Reply being Memo No. LA(Inf.) 926, dated 12/03/2014 and (4) RTI Reply being Memo



No. LA(Inf.) 924, dated 12/03/2014 submitted before us by our Client and according to the said Replies the Said Property has not been affected by any acquisition or requisition by the Land Acquisition Department as on the date of the said replies.

- 5.3 We would further mention that the searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 5.4 Some of the searches done were incomplete due to non-availability of records as mentioned in the Annexures hereto.
- 5.5 Please take note of the observation and advice in respect of the Said Property. They are:
- Said Messieurs Development Corporation Private Limited has purchased land measuring 35.5 (thirty five point five) decimal, more or less, in R.S. Dag No. 486, corresponding L.R. Dag No. 492, however, mutated its name in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24 Parganas in respect of land measuring 37 (thirty seven) decimal being the entirety of L.R. Dag No. 492, under L.R. Khatian No. 1467. An Indemnity for no third party claim shall be given by the Development Corporation Private Limited in this regard.
 - Land measuring 67 (sixty seven) decimal in R.S. Dag No. 487, corresponding L.R. Dag No. 493 is recorded as Bastu/Commercial. In this regard the Owners shall give an Affidavit before the 1st Class Judicial Magistrate that the said land belonging to the Owners is classified as Bastu and not as Shali.
- 5.6 Subject To our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.



**Schedule
(Said Property)**

Land measuring 445.57 (four hundred and forty five point five seven) decimal [equivalent to 270.04 (two hundred and seventy point zero four) cottah], more or less, comprised in C.S./R.S. Dag Nos. 478, 483, 484, 485, 486, 487, 488, 489, 491, 492, 507, 508, 509, 510, 511, 710, 477, 479 and 493, corresponding L.R. Dag Nos. 484, 489, 490, 491, 492, 493, 494, 495, 497, 498, 513, 514, 515, 516, 517, 727, 483, 485 and 499, respectively, recorded in L.R. Khatian Nos. 1467 and 1466, Mouza Bhasa, J.L. No. 20, Police Station Bishnupur, within Purba Bishnupur Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas and the Said Property is detailed in the Chart below:

Owner	R.S. Dag	L.R. Dag	L.R. Khatian	Area Purchased (in dec.)	Area Mutated (in dec.)
Development Corporation Pvt. Ltd.	478	484	1467	27	27
Development Corporation Pvt. Ltd.	483	489	1467	38	38
Development Corporation Pvt. Ltd.	484	490	1467	17	17
Development Corporation Pvt. Ltd.	485	491	1467	46	46
Development Corporation Pvt. Ltd.	486	492	1467	35.5	37
Development Corporation Pvt. Ltd.	487	493	1467	50	50
Woodland Complex Pvt. Ltd.	487	493	1466	17	17
Development Corporation Pvt. Ltd.	488	494	1467	07	07
Development Corporation Pvt. Ltd.	489	495	1467	27	27
Development Corporation Pvt. Ltd.	491	497	1467	16	16
Development Corporation Pvt. Ltd.	492	498	1467	12	12
Development Corporation Pvt. Ltd.	507	513	1467	21	21
Development Corporation Pvt. Ltd.	508	514	1467	26	26
Development Corporation Pvt. Ltd.	509	515	1467	27	27
Development Corporation Pvt. Ltd.	510	516	1467	10	10
Development Corporation Pvt. Ltd.	511	517	1467	12	12
Development Corporation Pvt. Ltd.	710	727	1467	17	17
Woodland Complex Pvt. Ltd.	477	483	1466	14.09	14.09
Woodland Complex Pvt. Ltd.	479	485	1466	14.48	14.48
Woodland Complex Pvt. Ltd.	493	499	1466	10	10
Total:				444.07	445.57

Date: 31st May, 2018

Place: Kolkata

For Supriyo Basu & Associates

Advocate



Annexure A
(Document Produced)

Sl. No.	Nature, Date and Registration Particulars of Documents	Parties	Purport of the document	Status
A1	Deed of Conveyance dated 2 nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 199 to 216, being Deed No. 1161 for the year 1988	Kumar Groups Private Limited ... Vendor Development Corporation Private Limited ... Purchaser	The Vendor sold to the Purchaser 368 decimal of land in R.S. Dag Nos. 491, 486, 488, 510, 511, 485, 484, 509, 492, 483, 507, 508, 489 & 478	Photocopy
A2	Deed of Conveyance dated 16 th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 75 to 83, being Deed No. 5534 for the year 1986	Manick Bhowmick ... Vendor Development Corporation Private Limited ... Purchaser	The Vendor sold to the Purchaser 23 decimal of land in R.S. Dag No. 485	Photocopy
A3	Indenture dated 16 th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 115 to 122, being Deed No. 5540 for the year 1986	Surendra Nath Sardar & Ors ... Vendors Development Corporation Private Limited ... Purchaser	The Vendors sold to the Purchaser 11.5 decimal of land in R.S. Dag No. 486	Photocopy



A4	Indenture dated 16 th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 123 to 129, being Deed No. 5541 for the year 1986	Amulya Charan Rong ... Vendor Development Corporation Private Limited ... Purchaser	The Vendor sold to the Purchaser 33 decimal of land in R.S. Dag No. 487	Photocopy
A5	Deed of Conveyance dated 16 th August, 1994, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 39, at Pages 93 to 100, being Deed No. 3555 for the year 1994	Parimal Samanta ... Vendor Development Corporation Private Limited ... Purchaser	The Vendor sold to the Purchaser 17 decimal of land in R.S. Dag No. 487	Photocopy
A6	Deed of Conveyance dated 16 th August, 1994, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 39, at Pages 101 to 108, being Deed No. 3556 for the year 1994	Parimal Samanta ... Vendor Woodland Complex Private Limited ... Purchaser	The Vendor sold to the Purchaser 17 decimal of land in R.S. Dag No. 487	Photocopy
A7	Indenture dated 16 th August, 1986, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 67, at Pages 15 to 22, being Deed No. 5525 for the year 1986	Saratam Mondal ... Vendor Development Corporation Private Limited ... Purchaser	The Vendor sold to the Purchaser 16.66 decimal of land in R.S. Dag No. 710	Photocopy



A8	Deed of Conveyance dated 2 nd March, 1988, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 15, at Pages 181 to 198, being Deed No. 1160 for the year 1988	Kumar Groups Private Limited ... Vendor Woodland Complex Private Limited ... Purchaser	The Vendor sold to the Purchaser 178 decimal of land in R.S. Dag Nos. 477 & 479	Photocopy
A9	Deed of Sale dated 16 th August, 1994, registered in the Office of the Sub-Registrar, Bishnupur, recorded in Book No. I, Volume No. 39, at Pages 85 to 92, being Deed No. 3554 for the year 1994	Sk. Nabi Hossain ... Vendor Woodland Complex Private Limited ... Purchaser	The Vendor sold to the Purchaser 10 decimal of land in R.S. Dag No. 493	Photocopy
A10	L.R. <i>Parcha</i>	Woodland Complex Private Limited	L.R. <i>Khatian</i> No. 1466	Photocopy
A11	L.R. <i>Parcha</i>	Development Corporation Private Limited	L.R. <i>Khatian</i> No. 1467	Photocopy
A12	Conversion Order dated 04/04/2014	Passed by ADM & DL & LRO, South 24 Parganas	L.R. Dag Nos. 483, 485 and 499	Photocopy
A13	Conversion Order dated 11/03/2014	Passed by ADM & DL & LRO, South 24 Parganas	L.R. Dag Nos. 484, 489, 490, 491, 492, 494, 495, 497, 498, 513, 514, 515 & 517	Photocopy
A14	Conversion Order dated 31/12/2015	Passed by ADM & DL & LRO, South 24 Parganas	L.R. Dag No. 516	Photocopy



A15	Order for Compensatory Water Body dated 25/08/2015	Passed by ADM & DL & LRO, South 24 Parganas	L.R. Dag No. 727	Photocopy
A16	No Objection Certificate dated 17/12/2015	Issued by the Competent Authority, ULC & SDO, Alipore Sadar, 24 Pgs. (S)	R.S. Dag Nos. 478, 483, 484, 485, 486, 487, 488, 489, 491, 492, 507, 508, 509, 510, 511, 710, 477, 479, 487 & 493	Photocopy
A17	Corrigendum dated 02/02/2016 of No Objection Certificate dated 17/12/2015	Issued by the Competent Authority, ULC & SDO, Alipore Sadar, 24 Pgs. (S)	R.S. Dag No. 510	Photocopy
A18	RTI Reply being Memo No. 412/ULC, dated 17/05/2013	Issued by the Competent Authority, ULC & SDO, South 24 Pgs.	R.S. Dag Nos. 478, 483, 484, 485 & 486	Photocopy
A19	RTI Reply being Memo No. 413/ULC, dated 17/05/2013	Issued by the Competent Authority, ULC & SDO, South 24 Pgs.	R.S. Dag Nos. 487, 488, 489, 491 & 492	Photocopy
A20	RTI Reply being Memo No. 414/ULC, dated 17/05/2013	Issued by the Competent Authority, ULC & SDO, South 24 Pgs.	R.S. Dag Nos. 477, 479, 487 & 493	Photocopy
A21	RTI Reply being Memo No. 415/ULC, dated 17/05/2013	Issued by the Competent Authority, ULC & SDO, South 24 Pgs.	R.S. Dag Nos. 507, 508, 509, 510, 511 & 710	Photocopy
A22	RTI Reply being Memo No. LA(Inf) - 927, dated 12/03/2014	Issued by the Land Acquisition Department, South 24 Parganas	R.S. Dag Nos. 507, 508, 509, 510, 511 & 710	Photocopy



A23	RTI Reply being Memo No. LA(Inf.) 925, dated 12/03/2014	Issued by the Land Acquisition Department, South 24 Parganas	R.S. Dag Nos. 478, 483, 484, 485 & 486	Photocopy
A24	RTI Reply being Memo No. LA(Inf.) 926, dated 12/03/2014	Issued by the Land Acquisition Department, South 24 Parganas	R.S. Dag Nos. 487, 488, 489, 491 & 492	Photocopy
A25	RTI Reply being Memo No. LA(Inf.) 924, dated 12/03/2014	Issued by the Land Acquisition Department, South 24 Parganas	R.S. Dag Nos. 477, 479, 487 & 493	Photocopy
A26	Revenue Receipt (Khazna Dakhila) dated 21/11/2014, in the name of Woodland Complex Private Limited.	Issued by the Block Land & Land Reforms Office, Bishnupur-I	L.R. Khatian No. 1466	Photocopy
A27	Revenue Receipt (Khazna Dakhila) dated 25/11/2014, in the name of Development Corporation Private Limited.	Issued by the Block Land & Land Reforms Office, Bishnupur-I	L.R. Khatian No. 1467	Photocopy
A28	Property Tax Receipt dated 24/06/2015, in the name of Woodland Complex Private Limited	Issued by Purba Bishnupur Gram Panchayet	L.R. Dag Nos. 483, 485, 493 & 499	Photocopy
A29	Property Tax Receipt dated 24/06/2015, in the name of Development Corporation Private Limited	Issued by Purba Bishnupur Gram Panchayet	L.R. Dag Nos. 484, 489, 490, 491, 492, 493, 495, 497, 498, 513, 514, 515, 517, 727 & 494	Photocopy



A30	Development Agreement dated 7 th May, 2018, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas, Alipore, recorded in Book No. I, Volume No. 1604-2018, at Pages 96100 to 96161, being No. 160402842 for the year 2018	Development Corporation Private Limited & Anr. ... Owners Eden Realty Ventures Private Limited ... Developer	The Owners appointed the Developer to develop the Said Property	Photocopy
A31	Development Power of Attorney dated 8 th May, 2018, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas, Alipore, recorded in Book No. I, Volume No. 1604-2018, at Pages 89260 to 89289, being No. 160402967 for the year 2018	Development Corporation Private Limited & Anr. ... Grantors Mr. Arya Sumant & Anr. ... Attorney	The Grantors appointed the Attorney to inter alia develop the Said Property	Photocopy

Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A31.

