

Report on Title dated 30<sup>th</sup> December, 2021

Re: ALL THAT the piece or parcel of land measuring about 5 bighas 2 cottahs 15 chittacks and 38 square feet more or less having brick built messuages buildings tenements hereditaments and other structures erected thereon situate, lying at and being Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002, Police Station Sinthi (previously Cossipore), under Ward No. 2 of the Kolkata Municipal Corporation ("said Premises")

Lessees: Sudarshan Kumar Maheswari, Lumiere Realtech Private Limited and Little Star Tie-Up Private Limited.

I have caused necessary searches through independent searchers in respect of the said Premises at the office of the Registrar of Assurances, Kolkata, District Sub-Registrar, Barasat and Additional District Sub-Registrar, Cossipore, Dum Dum for the period from 1990 to 2021, in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah, in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah, in the Court of the Learned Civil Judge (Senior Division) at Sealdah and in the movable and immovable registers maintained in the office of the Learned Sheriff Hon'ble High Court at Calcutta and have inspected and perused copies of all other relevant in respect of the said Premises.

My report is as follows:-

I. **Devolution of Leasehold Right and Interest**

A. One Biswanath Roy, since deceased, was during his lifetime the sole and absolute owner of ALL THAT the said Premises.

B. The said Premises was given on lease for a period of 30 years from 1<sup>st</sup> April, 1963 to 31<sup>st</sup> March, 1993 by the said Biswanath Roy by virtue of a registered Indenture of Lease. Upon expiry of the aforesaid lease, the lessee therein did not vacate and continued in occupation (hereinafter referred to as "the said Occupation").

C. The said Biswanath Roy died intestate on or about 12<sup>th</sup> August, 2000 leaving behind his widow Smt. Mira Roy and two sons being Debabrata Roy and Subrata Roy as his only legal heirs who thus jointly became entitled to the said Premises subject to the said Occupation.

D. By and under a Deed of Lease dated 11<sup>th</sup> October 2002 made between Smt. Mira Roy, Debabrata Roy and Subrata Roy (as Lessors of the One Part) and Sudarshan Kumar Maheshwari (therein referred to as the Lessee of the Other Part) a

lease for a period of 60 years was granted subject to the said Occupation with effect from 11<sup>th</sup> October, 2002 on the terms and conditions therein contained. The said Deed of Lease dated 11<sup>th</sup> October, 2002 was registered at the office of the Additional Registrar of Assurances, Kolkata in Book No. 1, Volume No. 3, Pages 1 to 17, Being No. 5403 for the year 2002.

E. The said Smt. Mira Roy died intestate on or about 12<sup>th</sup> March, 2010 leaving behind Debabrata Roy and Subrata Roy as her only legal heirs. Accordingly, the Debabrata Roy and Subrata Roy (herein referred to as "the Owners") became the absolute lawful owners of the said Premises subject to the said Occupation and the aforesaid lease in favour of Sudarshan Kumar Maheshwari.

F. The Owners have issued a Consent Letter dated 14<sup>th</sup> January, 2014 inter alia granting consent to Sudarshan Kumar Maheshwari for demolishing the existing buildings and structures and constructing new buildings and structures on the said Premises and for transfer, assignment and/or sub-lease of the leasehold interest in whole or in parts. The Owners have also executed a Declaration dated 14<sup>th</sup> January, 2014 inter alia regarding the above. The said Deed of Lease dated 11<sup>th</sup> October, 2002, the said Consent Letter dated 14<sup>th</sup> January, 2014 and the aforesaid Declaration dated 14<sup>th</sup> January, 2014 are collectively referred to as "the First Lease".

G. By and under a Deed of Lease dated 15<sup>th</sup> January 2014, the Owners as Lessors of the One Part and Lumiere Realtech Private Limited as Lessee of the Other Part, Lumiere Realtech Private Limited was granted lease in respect of the said Premises for a term of 30 years commencing from 11<sup>th</sup> October, 2062. The said Deed of Lease dated 15<sup>th</sup> January 2014 was registered at the Office of the Additional Registrar of Assurances, Kolkata in Book No. 1, CD Volume No. 3, Pages 2983 to 3002, Being No. 00591 for the year 2014. The said Deed of Lease dated 15<sup>th</sup> January 2014 is referred to as "the Second Lease".

H. By and under a Deed of Lease dated 15<sup>th</sup> January 2014, the Owners, as Lessors of the One Part and Little Star Tie-Up Private Limited, as Lessee of the Other Part, Little Star Tie-Up Private Limited was granted lease in respect of the said Premises for a term of 30 years commencing from 11<sup>th</sup> October, 2092. The said Deed of Lease dated 15<sup>th</sup> January 2014 was registered at the Office of the Additional Registrar of Assurances, Kolkata in Book No. 1, CD Volume No. 3, Pages 2963 to 2982, Being No. 00590 for the year 2014. The said Deed of Lease dated 15<sup>th</sup> January 2014 is referred to as "the Third Lease".

I. The said Occupation has been vacated and surrendered and vacant and peaceful possession of the said Premises in its entirety is now with Sudarshan Kumar Maheshwari.

J. Accordingly, by virtue of the First Lease, the Second Lease and the Third Lease (hereinafter collectively referred to as "the said Leases"), the Lessees herein became entitled to the leasehold right and interest with respect to the said Premises.



K. By and under a Development Agreement dated 21<sup>st</sup> June, 2021 made between the Lessees and Tirupati Tower Private Limited ("Developer") registered at the office of the Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2021, Pages 277509 to 277565, Being No. 190405881 for the year 2021 the Lessees have agreed to make available for the purpose of development their leasehold rights and interest in the said Premises with a good and marketable leasehold right and interest free from any and all encumbrances and liabilities whatsoever capable of being developed, constructed upon and sub-leased / assigned / transferred / disposed off and the Developer has agreed at its own costs to develop the said Premises and construct new buildings thereon in accordance with the plans to be sanctioned and/or revised from time to time by the Kolkata Municipal Corporation as residential-cum-commercial buildings with specified areas, amenities and facilities to be enjoyed in common as per mutually agreed specifications in the manner envisaged in the Development Agreement and on the terms and conditions mentioned therein.

L. Pursuant to and in terms of the Development Agreement dated 21<sup>st</sup> June, 2021 the Lessees have executed a Power of Attorney dated 21<sup>st</sup> June, 2021 registered at the office of the Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2021, Pages 372407 to 372445, Being No. 190408718 for the year 2021 in favour of the Developer and its authorized representatives.

## II. Searches

A. As per instructions, **Index II manual and computerized searches** were caused to be made through independent searchers and the results of the same on the basis of the records made available to them are mentioned below:

1. Premises No. 58/3, Barrackpore Trunk Road, Police Station Sinthi (previously Cossipore), District North 24 Parganas

Year	R.A Kolkata	R.A I Kolkata	R.A II Kolkata	R.A III Kolkata	R.A. IV Kolkata	D.R. Barasat	A.D.S.R. Dumdum
1990	Page torn	-	-	-	-	Page torn	Page torn
1991	Page torn	-	-	-	-	Nil	Page torn
1992	Nil	-	-	-	-	Nil	Nil
1993	Nil	-	-	-	-	Nil	Nil
1994	Nil	-	-	-	-	Nil	Page torn
1995	-	-	Nil	-	-	Nil	Nil
1996	-	-	Page torn	-	-	Nil	Nil
1997	-	-	Page torn	-	-	Page torn	Page torn
1998	-	-	Nil	-	-	Nil	Nil

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# GANESH MANNA

Advocate  
High Court, Calcutta

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1999	-	-	Nil	-	-	Nil	Nil
2000	-	-	Nil	-	-	Page torn	Nil
2001	-	-	Nil	-	-	Nil	Page torn
2002	-	-	No Record Found	-	-	Nil	Page torn
2003	-	-	No Record Found	-	-	-	Nil
2004	-	-	No Record Found	-	-	-	Nil
2005	-	-	No Record Found	-	-	-	Nil
2006	-	-	No Record Found	-	-	-	Page torn
2007	-	-	No Record Found	-	-	-	Page torn
2008	-	-	No Record Found	-	-	-	Nil
2009	-	-	No Record Found	-	-	-	Nil
2010	-	-	No Record Found	-	-	No Record Found	-
2011	-	-	No Record Found	-	-	No Record Found	-
2012	-	-	No Record Found	-	-	No Record Found	-
2013	-	-	No Record Found	-	-	No Record Found	-
2014	-	-	No Record Found	-	-	No Record Found	-
2015	-	-	<u>1 Entry Found</u>	-	No Record	No Record	-

					Found	Found	
2016	-	-	No Record Found	-	<u>1 Entry Found</u>	No Record Found	-
2017	-	-	No Record Found	-	<u>1 Entry Found</u>	No Record Found	-
2018	-	-	No Record Found	-	No Record Found	No Record Found	-
2019	-	No Record Found	No Record Found	No Record Found	No Record Found	No Record Found	-
2020	-	No Record Found	<u>3 Entries Found</u>	<u>2 Entries Found</u>	No Record Found	No Record Found	-
2021	-	No Record Found (Search was made on 01.03.2021)	No Record Found (Search was made on 01.03.2021)	No Record Found (Search was made on 01.03.2021)	No Record Found (Search was made on 02.03.2021)	No Record Found (Search was made on 02.03.2021)	-

**Notes:**

- (i) As per the independent searchers, RA Kolkata had jurisdiction over District North 24 Parganas for the years 1990 to 1994, ARA I and ARA III have jurisdiction over District North 24 Parganas from the year 2019 onwards, ARA II has jurisdiction over District North 24 Parganas from the year 1995 onwards and ARA IV has jurisdiction over District North 24 Parganas from the year 2015 onwards.
- (ii) As per the independent searchers, ARA I and ARA III had no jurisdiction over District North 24 Parganas during the period 2002 to 2018 and accordingly searches for this period were not made at the offices of ARA I and ARA III.
- (iii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 9<sup>th</sup> November, 2008 are not available for search at the office of the ARA II and accordingly searches relating to this period could not be made.
- (iv) As per the independent searchers, ARA IV had no jurisdiction over District North 24 Parganas during the period 2002 to 28<sup>th</sup> August, 2015 and accordingly searches for this period were not made at the office of ARA IV.
- (v) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2003 to 12<sup>th</sup> July, 2009 are not available for search at the office of the DSR, Barasat and accordingly searches relating to this period could not be made.

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- (vi) As per the independent searchers, records relating to the period 2010 to 2021 are not available for search at the office of the ADSR Dum Dum and accordingly searches relating to this period could not be made.
- (vii) The details of the aforesaid entries that were found are mentioned below:

Sl. No.	Deed Details	Remarks
1.	<u>Declaration</u> relating to the immovable property registered at the office of the ARA II, Kolkata in Book No. I, Pages 2031 to 2040, Being No. 190202861 for the year 2015.	This is a boundary declaration as per the form of the Kolkata Municipal Corporation relating to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
2.	<u>Deed of Gift</u> in favour of Government or Local Bodies (Exempt Cases) registered at the office of ARA II, Kolkata in Book No. I, Pages 9805 to 9818, Being No. 190205647 for the year 2020.	As per information available online, this Deed of Gift has been executed by Mr. Sudarshan Kumar Maheshwari in favour of the Kolkata Municipal Corporation relating to gift of 31 square feet land.
3.	<u>Deed of Gift</u> in favour of Government or Local Bodies (Exempt Cases) registered at the office of ARA II, Kolkata in Book No. I, Pages 9776 to 9790, Being No. 190205648 for the year 2020.	As per information available online, this Deed of Gift has been executed by Mr. Sudarshan Kumar Maheshwari in favour of the Kolkata Municipal Corporation relating to gift of 1.35 square feet land and 4.21 square feet land.
4.	<u>Declaration</u> relating to the immovable property registered at the office of the ARA II, Kolkata in Book No. I, Pages 9791 to 9804, Being No. 190205649 for the year 2020.	As per information available online, this Declaration has been executed by Mr. Sudarshan Kumar Maheshwari.
5.	<u>Sale, Development Agreement or Construction Agreement</u> registered at the office of the ARA III, Kolkata in Book No. I, Pages 55184 to 55238, Being No. 190301007 for the year	This Development Agreement dated 14 <sup>th</sup> February, 2020 has been executed by the Lessees being Mr. Sudarshan Kumar Maheshwari, Lumiere Realtech Private Limited and Little Star Tie-up Private Limited in favour of Orbit Projects Private

	2020.	Limited in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
6.	<b><u>Development Power of Attorney after Registered Development Agreement</u></b> registered at the office of ARA III, Kolkata in Book No. I, Pages 66559 to 66596, Being No. 190301185 for the year 2020.	This Power of Attorney dated 22 <sup>nd</sup> February, 2020 has been executed by the Lessees being Mr. Sudarshan Kumar Maheshwari, Lumiere Realtech Private Limited and Little Star Tie-up Private Limited in favour of Orbit Projects Private Limited and Mr. Anand Kumar Neotia in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
7.	<b><u>Declaration</u></b> relating to the immovable property registered at the office of the ARA IV, Kolkata in Book No. I, Pages 24985 to 24999, Being No. 190400609 for the year 2016.	This is an Undertaking for Common Passage dated 22 <sup>nd</sup> January, 2016 regarding the average width of the common passage abutting on northern side of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
8.	<b><u>Transfer of Lease/Deed of Assignment</u></b> registered at the office of ARA IV, Kolkata in Book No. I, Pages 359723 to 359759, Being No. 190409436 for the year 2017.	This is an Agreement dated 8 <sup>th</sup> September, 2017 whereunder (a) a room on the ground floor measuring 12 ft. * 15 ft., (b) open space of 5 ft. * 5 ft. near the room and (c) an open space measuring 15 ft. * 15 ft. on terrace for erection of 8 to 10 meters high tower have been agreed to be provided to BSNL free of costs on the terms and conditions mentioned therein.

B. As per instructions, **Index I computerized searches** were caused to be made through independent searchers and the results of the same on the basis of the records made available to them are mentioned below:-

1. **Debabrata Roy**

Year	R.A I Kolkata	R.A II Kolkata	R.A III Kolkata	R.A IV Kolkata	D.R. Barasat	A.D.S.R. Dumdum
2002	No record found	No record found	-	-	-	-
2003	No record found	No record found	-	-	No record found	-
2004	No record	No record	-	-	No record	-

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	found	found			found	
2005	No record found	No record found	-	-	No record found	-
2006	No record found	No record found	-	-	No record found	-
2007	No record found	No record found	-	-	No record found	-
2008	No record found	No record found	No record found	-	No record found	-
2009	No record found	<u>2 Entries found</u>	No record found	-	No record found	-
2010	No record found	No record found	No record found	-	No record found	No record found
2011	No record found	No record found	No record found	-	No record found	No record found
2012	No record found	No record found	No record found	-	No record found	No record found
2013	No record found	No record found	No record found	-	No record found	No record found
2014	No record found	<u>2 Entries found</u>	No record found	-	No record found	No record found
2015	No record found	No record found	No record found	No record found	No record found	No record found
2016	No record found	No record found	No record found	No record found	No record found	No record found
2017	No record found	No record found	No record found	No record found	No record found	No record found
2018	No record found	No record found	No record found	No record found	No record found	No record found
2019	No record found	No record found	No record found	No record found	No record found	No record found
2020	No record found	No record found	No record found	No record found	No record found	No record found
2021	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 04.03.2021)

Notes:

- (i) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 11<sup>th</sup> November, 2008 are not available for search at the office of the ARA III and accordingly searches relating to this period could not be made.



- (ii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 28<sup>th</sup> August, 2015 are not available for search at the office of the ARA IV and accordingly searches relating to this period could not be made.
- (iii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 1<sup>st</sup> January, 2003 are not available for search at the office of the DSR, Barasat and accordingly searches relating to this period could not be made.
- (iv) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 27<sup>th</sup> October, 2010 are not available for search at the office of the ADSR Dum Dum and accordingly searches relating to this period could not be made.
- (v) The details of the aforesaid entries that were found are mentioned below:

Sl. No.	Deed Details	Remarks
1.	<b>Declaration</b> relating to the immovable property registered at the office of the ARA II, Kolkata in Book No. I, Pages 5141 to 5150, Being No. 190204562 for the year 2009.	As per information available online, this Declaration relates to a property situated at Mouza Purba Sinthee, South Dum Dum, Police Station Dum Dum, District North 24 Parganas. Accordingly, this Declaration does not relate to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002. However, this can be verified only if a Certified Copy of this Declaration is obtained.
2.	<b>Lease Deed</b> registered at the office of the ARA II, Kolkata in Book No. I, Pages 11958 to 11979, Being No. 190211546 for the year 2009.	As per information available online, this Lease Deed relates to Premises No. 58/5, B. T. Road. Accordingly, this Deed does not relate to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002. However, this can be verified only if a Certified Copy of this Lease Deed is obtained.
3.	<b>Lease Deed</b> registered at the office of the ARA II, Kolkata in Book No. I, Pages 2963 to 2982, Being No. 190200590 for the year 2014.	This Deed of Lease dated 15 <sup>th</sup> January, 2014 has been executed by Mr. Debabrata Roy and Mr. Subrata Roy in favour of Little Star Tie-up Private Limited. Under this Deed, a lease in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002 has been given for a period of 30 years commencing from 11 <sup>th</sup> October, 2012.

<b>4.</b>	<p><b>Lease Deed</b> registered at the office of the ARA II, Kolkata in Book No. I, Pages 2983 to 3002, Being No. 190200591 for the year 2014.</p>	<p>This Deed of Lease dated 15<sup>th</sup> January, 2014 has been executed by Mr. Debabrata Roy and Mr. Subrata Roy in favour of Lumeire Realtech Private Limited. Under this Deed, a lease in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002 has been given for a period of 30 years commencing from 11<sup>th</sup> October, 2062.</p>
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## 2. Subrata Roy

Year	R.A I Kolkata	R.A II Kolkata	R.A III Kolkata	R.A IV Kolkata	D.R. Barasat	A.D.S.R. Dumdum
2002	No record found	No record found	-	-	-	-
2003	No record found	No record found	-	-	No record found	-
2004	No record found	No record found	-	-	No record found	-
2005	No record found	No record found	-	-	No record found	-
2006	No record found	No record found	-	-	No record found	-
2007	No record found	No record found	-	-	No record found	-
2008	No record found	No record found	No record found	-	No record found	-
2009	No record found	<b>1 Entry found</b>	No record found	-	No record found	-
2010	No record found	No record found	No record found	-	No record found	<b>1 Entry found</b>
2011	No record found	No record found	No record found	-	No record found	No record found
2012	No record found	No record found	No record found	-	No record found	No record found
2013	No record found	No record found	No record found	-	No record found	No record found
2014	No record found	<b>2 Entries found</b>	No record found	-	No record found	No record found
2015	No record found	No record found	No record found	No record found	<b>1 Entry found</b>	No record found
2016	No record found	No record found	No record found	No record found	No record found	No record found
2017	No record found	No record found	No record found	No record found	No record found	No record found
2018	No record found	No record found	No record found	<b>1 Entry found</b>	No record found	No record found
2019	No record found	No record found	No record found	No record found	No record found	No record found
2020	No record found	No record found	No record found	No record found	No record found	No record found
2021	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 04.03.2021)

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## Notes:

- (i) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 11<sup>th</sup> November, 2008 are not available for search at the office of the ARA III and accordingly searches relating to this period could not be made.
- (ii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 28<sup>th</sup> August, 2015 are not available for search at the office of the ARA IV and accordingly searches relating to this period could not be made.
- (iii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 1<sup>st</sup> January, 2003 are not available for search at the office of the DSR, Barasat and accordingly searches relating to this period could not be made.
- (iv) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 27<sup>th</sup> October, 2010 are not available for search at the office of the ADSR Dum Dum and accordingly searches relating to this period could not be made.
- (v) The details of the aforesaid entries that were found are mentioned below:

Sl. No.	Deed Details	Remarks
1.	<b>Lease Deed</b> registered at the office of the ARA II, Kolkata in Book No. I, Pages 11958 to 11979, Being No. 190211546 for the year 2009.	As per information available online, this Lease Deed relates to Premises No. 58/5, B. T. Road. Accordingly, this Deed does not relate to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002. However, this can be verified only if a Certified Copy of this Lease Deed is obtained.
2.	<b>Sale Deed</b> registered at the office of the ADSR Cossipore Dumdum, in Book No. I, Pages 515 to 534, Being No. 150608318 for the year 2010.	As per information available online, this Sale Deed relates to a flat situated at Holding No. 165/E (NEW), Nayapatti Road, South Dum Dum, Mouza Satgachi, Police Station Dum Dum, District North 24 Parganas. Accordingly, this Deed does not relate to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002. However, this can be verified only if a Certified Copy of this Sale Deed is obtained.
3.	<b>Lease Deed</b> registered at the office of the ARA II, Kolkata in Book No. I, Pages 2963 to 2982, Being No. 190200590 for the year 2014.	This Deed of Lease dated 15 <sup>th</sup> January, 2014 has been executed by Mr. Dehabrata Roy and Mr. Subrata Roy in favour of Little Star Tie-up Private Limited. Under this Deed, a lease in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002 has been given for a period of 30 years commencing from



		11 <sup>th</sup> October, 2092.
4.	<u>Lease Deed</u> registered at the office of the ARA II, Kolkata in Book No. 1, Pages 2983 to 3002, Being No. 190200591 for the year 2014.	This Deed of Lease dated 15 <sup>th</sup> January, 2014 has been executed by Mr. Debabrata Roy and Mr. Subrata Roy in favour of Lumeire Realtech Private Limited. Under this Deed, a lease in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002 has been given for a period of 30 years commencing from 11 <sup>th</sup> October, 2062.
5.	<u>Deed of Gift</u> in Favour of family members registered at the office of D.S.R. I, North 24 Parganas in Book No. 1, Pages 2632 to 2643, Being No. 150102167 for the year 2015.	As per information available online, this Deed of Conveyance relates to a property situated at Mouza Babanpur, Mohanpur, Police Station Titagarh, District North 24 Parganas. Accordingly, this Deed does not relate to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002. However, this can be verified only if a Certified Copy of this Deed of Conveyance is obtained.
6.	<u>Sale, Sale after registered Sale Agreement without possession</u> registered at the office of ARA IV, Kolkata, in Book No. 1, Pages 272314 to 272378, Being No. 190406643 for the year 2018.	As per information available online, this Deed of Conveyance relates to a flat and a covered garage at Premises No. 20, Holding No. 247, Gorakshabasi Road, Mouza Satgachi, Police Station Dum Dum, District North 24 Parganas. Accordingly, this Deed does not relate to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002. However, this can be verified only if a Certified Copy of this Deed of Conveyance is obtained.

### 3. Kumar Biswanath Roy

Year	R.A Kolkata	R.A II Kolkata	DR Barasat	ADSR Dum Dum
1990	Nil	-	Nil	Nil
1991	Nil	-	Nil	Nil
1992	Nil	-	Nil	Page torn
1993	Nil	-	Page torn	Page torn
1994	Nil	-	Nil	Nil
1995	-	Nil	Nil	Nil
1996	-	Nil	Nil	Nil

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1997	-	Nil	Nil	Nil
1998	-	Nil	Nil	Nil
1999	-	Nil	Nil	Nil
2000	-	Nil	Nil	Nil

Note: As per the independent searchers, RA Kolkata had jurisdiction over District North 24 Parganas for the years 1990 to 1994, ARA I and ARA III have jurisdiction over District North 24 Parganas from the year 2019 onwards, ARA II has jurisdiction over District North 24 Parganas from the year 1995 onwards and ARA IV has jurisdiction over District North 24 Parganas from the year 2015 onwards.

**4. Biswanath Roy**

Year	R.A Kolkata	R.A II Kolkata	DR Barasat	ADSR Dum Dum
1990	Nil	-	Page Torn	Page Torn
1991	Nil	-	Nil	Page Torn
1992	Nil	-	Nil	Nil
1993	Nil	-	Nil	Nil
1994	Page Torn	-	Nil	Nil
1995	-	Nil	Nil	Nil
1996	-	Nil	Page Torn	Nil
1997	-	Nil	Page Torn	Nil
1998	-	Nil	Nil	Page Torn
1999	-	Nil	Nil	Nil
2000	-	Nil	Nil	Nil

Note: As per the independent searchers, RA Kolkata had jurisdiction over District North 24 Parganas for the years 1990 to 1994, ARA I and ARA III have jurisdiction over District North 24 Parganas from the year 2019 onwards, ARA II has jurisdiction over District North 24 Parganas from the year 1995 onwards and ARA IV has jurisdiction over District North 24 Parganas from the year 2015 onwards.

**5. Sudarshan Kumar Maheshwari**

Year	R.A I Kolkata	R.A II Kolkata	R.A III Kolkata	R.A IV Kolkata	D.R. Barasat	A.D.S.R. Dumdum
2002	No record found	No record found	-	-	-	-
2003	No record found	No record found	-	-	No record found	-

*Ganna*

2004	No record found	No record found	-	-	No record found	-
2005	No record found	No record found	-	-	No record found	-
2006	No record found	No record found	-	-	No record found	-
2007	No record found	No record found	-	-	No record found	-
2008	No record found	No record found	No record found	-	No record found	-
2009	No record found	No record found	No record found	-	No record found	-
2010	No record found	No record found	No record found	-	No record found	No record found
2011	No record found	No record found	No record found	-	No record found	No record found
2012	No record found	No record found	No record found	-	No record found	No record found
2013	No record found	No record found	No record found	-	No record found	No record found
2014	No record found	No record found	No record found	-	No record found	<b>2 Entries found</b>
2015	No record found	<b>1 Entry found</b>	No record found	No record found	No record found	No record found
2016	No record found	No record found	No record found	<b>1 Entry found</b>	No record found	No record found
2017	No record found	No record found	No record found	<b>1 Entry found</b>	No record found	No record found
2018	No record found	No record found	No record found	No record found	No record found	No record found
2019	No record found	No record found	No record found	<b>1 Entry found</b>	No record found	No record found
2020	No record found	<b>1 Entry found</b>	<b>2 Entries found</b>	No record found	No record found	No record found
2021	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 04.03.2021)

Notes:

- (i) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 11<sup>th</sup> November, 2008 are not available for search at the

- office of the ARA III and accordingly searches relating to this period could not be made.
- (ii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 28<sup>th</sup> August, 2015 are not available for search at the office of the ARA IV and accordingly searches relating to this period could not be made.
- (iii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 1<sup>st</sup> January, 2003 are not available for search at the office of the DSR, Barasat and accordingly searches relating to this period could not be made.
- (iv) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 27<sup>th</sup> October, 2010 are not available for search at the office of the ADSR Dum Dum and accordingly searches relating to this period could not be made.
- (v) The details of the aforesaid entries that were found are mentioned below:

Sl. No.	Deed Details	Remarks
1.	<u>Sale, Development Agreement or Construction Agreement</u> registered at the office of the ARA III, Kolkata in Book No. I, Pages 55184 to 55238, Being No. 190301007 for the year 2020.	This Development Agreement dated 14 <sup>th</sup> February, 2020 has been executed by the Lessees being Mr. Sudarshan Kumar Maheshwari, Lumiere Realtech Private Limited and Little Star Tie-up Private Limited in favour of Orbit Projects Private Limited in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
2.	<u>Development Power of Attorney after Registered Development Agreement</u> registered at the office of ARA III, Kolkata in Book No. I, Pages 66559 to 66596, Being No. 190301185 for the year 2020.	This Power of Attorney dated 22 <sup>nd</sup> February, 2020 has been executed by the Lessees being Mr. Sudarshan Kumar Maheshwari, Lumiere Realtech Private Limited and Little Star Tie-up Private Limited in favour of Orbit Projects Private Limited and Mr. Anand Kumar Neotia in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
3.	<u>Declaration</u> relating to immovable property registered at the office of the ARA II, Kolkata in Book No. I, Pages 2031 to 2040, Being No. 190202861 for the year 2015.	This is a boundary declaration as per the form of the Kolkata Municipal Corporation relating to Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
4.	<u>Deed of Gift</u> in favour of	As per information available online, this



	Government or Local Bodies (Exempt Cases) registered at the office of ARA II, Kolkata in Book No. I, Pages 9776 to 9790, Being No. 190205648 for the year 2020.	Deed of Gift has been executed by Mr. Sudarshan Kumar Maheshwari in favour of the Kolkata Municipal Corporation relating to gift of 1.35 square feet land and 4.21 square feet land.
5.	<b>Declaration</b> relating to immovable property registered at the office of the ARA IV, Kolkata in Book No. I, Pages 24985 to 24999, Being No. 190400609 for the year 2016.	This is an Undertaking for Common Passage dated 22 <sup>nd</sup> January, 2016 regarding the average width of the common passage abutting on northern side of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.
6.	<b>Transfer of Lease/Deed of Assignment</b> registered at the office of ARA IV, Kolkata in Book No. I, Pages 359723 to 359759, Being No. 190409436 for the year 2017.	This is an Agreement dated 8 <sup>th</sup> September, 2017 whereunder (a) a room on the ground floor measuring 12 ft. * 15 ft., (b) open space of 5 ft. * 5 ft. near the room and (c) an open space measuring 15 ft. * 15 ft. on terrace for erection of 8 to 10 meters high tower have been agreed to be provided to BSNL free of costs on the terms and conditions mentioned therein.
7.	<b>Declaration</b> relating to immovable property registered at the office of the ARA IV, Kolkata in Book No. I, Pages 90181 to 90208, Being No. 190401639 for the year 2019.	This is a Cancellation Agreement dated 12 <sup>th</sup> February, 2019 executed between the Lessees and Harmony Vinimay Private Limited for cancellation of the Development Agreement dated 19 <sup>th</sup> April, 2014.
8.	<b>Sale, Development Agreement or Construction Agreement</b> registered at the office of the ADSR Cossipore Dum Dum, Kolkata in Book No. I, Pages 1445 to 1469, Being No. 150603930 for the year 2014.	This is a Development Agreement dated 19 <sup>th</sup> April, 2014 executed by the Lessees in favour of Harmony Vinimay Private Limited. This Development Agreement has been subsequently cancelled by execution of a Cancellation Agreement dated 12 <sup>th</sup> February, 2019.
9.	<b>Development Power of Attorney after Registered</b>	This is a Power of Attorney dated 19 <sup>th</sup> April, 2014 executed by the Lessees in



<p><b>Development Agreement</b> registered at the office of the ADSR Cossipore Dumdum, Kolkata in Book No. I, Pages 1470 to 1484, Being No. 150603932 for the year 2014.</p>	<p>favour of Harmony Vinimay Private Limited and its Directors. This Power of Attorney has been subsequently cancelled by execution of a Revocation of Power of Attorney dated 12<sup>th</sup> February, 2019 registered at the office of the Additional Registrar of Assurances - IV, Kolkata in Book No. IV, Volume No. 1904-2019, Pages 394 to 417, Being no. 190400016 for the year 2019.</p>
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## 6. Lumeire Realtech Private Limited

Year	R.A I Kolkata	R.A II Kolkata	R.A III Kolkata	R.A IV Kolkata	D.R. Barasat	A.D.S.R. Dumdum
2014	No record found	No record found	No record found	-	No record found	<b>2 Entries found</b>
2015	No record found	No record found	No record found	No record found	No record found	No record found
2016	No record found	No record found	No record found	No record found	No record found	No record found
2017	No record found	No record found	No record found	No record found	No record found	No record found
2018	No record found	No record found	No record found	No record found	No record found	No record found
2019	No record found	No record found	No record found	<b>1 Entry found</b>	No record found	No record found
2020	No record found	No record found	<b>1 Entry found</b>	No record found	No record found	No record found
2021	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 04.03.2021)

Notes:

- (i) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2014 to 28<sup>th</sup> August, 2015 are not available for search at the office of the ARA IV and accordingly searches relating to this period could not be made.
- (ii) The details of the aforesaid entries that were found are mentioned below:

Sl. No.	Deed Details	Remarks
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*Ganna*

1.	<b><u>Sale, Development Agreement or Construction Agreement</u></b> registered at the office of the ADSR Cossipore Dumdum, Kolkata in Book No. I, Pages 1445 to 1469, Being No. 150603930 for the year 2014.	This is a Development Agreement dated 19 <sup>th</sup> April, 2014 executed by the Lessees in favour of Harmony Vinimay Private Limited. This Development Agreement has been subsequently cancelled by execution of a Cancellation Agreement dated 12 <sup>th</sup> February, 2019.
2.	<b><u>Development Power of Attorney after Registered Development Agreement</u></b> registered at the office of the ADSR Cossipore Dumdum, Kolkata in Book No. I, Pages 1470 to 1484, Being No. 150603932 for the year 2014.	This is a Power of Attorney dated 19 <sup>th</sup> April, 2014 executed by the Lessees in favour of Harmony Vinimay Private Limited and its Directors. This Power of Attorney has been subsequently cancelled by execution of a Revocation of Power of Attorney dated 12 <sup>th</sup> February, 2019 registered at the office of the Additional Registrar of Assurances - IV, Kolkata in Book No. IV, Volume No. 1904-2019, Pages 394 to 417, Being no. 190400016 for the year 2019.
3.	<b><u>Declaration</u></b> relating to immovable property registered at the office of the ARA IV, Kolkata in Book No. I, Pages 90181 to 90208, Being No. 190401639 for the year 2019.	This is a Cancellation Agreement dated 12 <sup>th</sup> February, 2019 executed between the Lessees and Harmony Vinimay Private Limited for cancellation of the Development Agreement dated 19 <sup>th</sup> April, 2014.
4.	<b><u>Development Power of Attorney after Registered Development Agreement</u></b> registered at the office of ARA III, Kolkata in Book No. I, Pages 66559 to 66596, Being No. 190301185 for the year 2020.	This Power of Attorney dated 22 <sup>nd</sup> February, 2020 has been executed by the Lessees being Mr. Sudarshan Kumar Maheshwari, Lumiere Realtech Private Limited and Little Star Tie-up Private Limited in favour of Orbit Projects Private Limited and Mr. Anand Kumar Neotia in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.

**7. Little Star Tie-Up Private Limited**


Year	R.A I Kolkata	R.A II Kolkata	R.A III Kolkata	R.A IV Kolkata	D.R. Barasat	A.D.S.R. Dumdum
2014	No record found	No record found	No record found	-	No record found	No record found
2015	No record found	No record found	No record found	No record found	No record found	No record found
2016	No record found	No record found	No record found	No record found	No record found	No record found
2017	No record found	No record found	No record found	No record found	No record found	No record found
2018	No record found	No record found	No record found	No record found	No record found	No record found
2019	No record found	No record found	No record found	No record found	No record found	No record found
2020	No record found	No record found	<u>1 Entry found</u>	No record found	No record found	No record found
2021	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 01.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 02.03.2021)	No record found (Search was made on 04.03.2021)

**Notes:**

- (i) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2014 to 28<sup>th</sup> August, 2015 are not available for search at the office of the ARA IV and accordingly searches relating to this period could not be made.
- (ii) The details of the aforesaid entries that were found are mentioned below:

Sl No.	Deed Details	Remarks
1.	<u>Sale, Development Agreement or Construction Agreement</u> registered at the office of the ARA III, Kolkata in Book No. I, Pages 55184 to 55238, Being No. 190301007 for the year 2020.	This Development Agreement dated 14 <sup>th</sup> February, 2020 has been executed by the Lessees being Mr. Sudarshan Kumar Maheshwari, Lumiere Realtech Private Limited and Little Star Tie-up Private Limited in favour of Orbit Projects Private Limited in respect of Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002.

8. Smt. Mira Roy


Year	RA Kolkata	DSR Barasat	ADSR Dum Dum
2002	No record found	-	-
2003	No record found	No record found	-
2004	No record found	No record found	-
2005	No record found	No record found	-
2006	No record found	No record found	-
2007	No record found	No record found	-
2008	No record found	No record found	-
2009	No record found	No record found	-
2010	No record found	No record found	No record found

## Notes:

- (i) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 1<sup>st</sup> January, 2003 are not available for search at the office of the DSR Barasat and accordingly searches relating to this period could not be made.
  - (ii) As per the independent searchers, records relating to the period 1<sup>st</sup> January, 2002 to 27<sup>th</sup> October, 2010 are not available for search at the office of the ADSR Dum Dum and accordingly searches relating to this period could not be made.
- C. As per instructions, manual searches were made in the movable and immovable registers maintained in the office of the **Learned Sheriff Hon'ble High Court at Calcutta** on 26<sup>th</sup> March, 2021 and the results of the same on the basis of the available records are mentioned below:

1. **Debabrata Roy**

Year	Movable	Immovable
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil

**2. Subrata Roy**

Year	Movable	Immovable
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil

**3. Sudarshan Kumar Maheswari**

Year	Movable	Immovable
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil

**4. Mira Roy**

Year	Movable	Immovable
2008	Nil	Nil
2009	Nil	Nil



2010	Nil	Nil
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**5. Lumiere Realtech Private Limited**

Year	Movable	Immovable
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil

**6. Little Star Tie – up Private Limited**

Year	Movable	Immovable
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil

D. As per instructions, searches were caused to be made through independent searchers in the Courts having territorial jurisdiction over Premises No. 58/3, Barrackpore Trunk Road, Police Station Sinthi (previously Cossipore), District North 24 Parganas, Kolkata – 700 002 who have obtained the following Information Slips:

1. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
2. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
3. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.



4. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
5. Information Slip stating that no Title Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> May, 2018.
6. Information Slip stating that no Title Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> May, 2018.
7. Information Slip stating that no Money Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> May, 2018.
8. Information Slip stating that no Money Execution Case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> May, 2018.
9. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
10. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
11. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
12. Information Slip stating that no Money Execution Case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Lumiere Realtech Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
13. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
14. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
15. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against



- Sudarshan Kumar Maheswari from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
16. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
  17. Information Slip stating that no Title Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 2008 to 10<sup>th</sup> May, 2018.
  18. Information Slip stating that no Title Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 2008 to 10<sup>th</sup> May, 2018.
  19. Information Slip stating that no Money Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 2008 to 10<sup>th</sup> May, 2018.
  20. Information Slip stating that no Money Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Sudarshan Kumar Maheswari from 2008 to 10<sup>th</sup> May, 2018.
  21. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Sudarshan Kumar Maheswari from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
  22. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Sudarshan Kumar Maheswari from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
  23. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Sudarshan Kumar Maheswari from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
  24. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Sudarshan Kumar Maheswari from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
  25. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Debabrata Roy from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
  26. Information Slip stating that no Title Execution Case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Debabrata Roy from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
  27. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Debabrata Roy from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.





28. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Debabrata Roy from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
29. Information Slip stating that no Title Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Debabrata Roy from 2008 to 10<sup>th</sup> May, 2018.
30. Information Slip stating that no Title Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Debabrata Roy from 2008 to 10<sup>th</sup> May, 2018.
31. Information Slip stating that no Money Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Debabrata Roy from 2008 to 10<sup>th</sup> May, 2018.
32. Information Slip stating that no Money Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Debabrata Roy from 2008 to 10<sup>th</sup> May, 2018.
33. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Debabrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
34. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Debabrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
35. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Debabrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
36. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Debabrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
37. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Subrata Roy from 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
38. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Subrata Roy from 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
39. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Subrata Roy from 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
40. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Subrata Roy from 2018 to 23<sup>rd</sup> March, 2021 as per CIS.

*G. Manna*

41. Information Slip stating that no Title Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Subrata Roy from 2008 to 10<sup>th</sup> May, 2018.
42. Information Slip stating that no Title Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Subrata Roy from 2008 to 10<sup>th</sup> May, 2018.
43. Information Slip stating that no Money Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Subrata Roy from 2008 to 10<sup>th</sup> May, 2018.
44. Information Slip stating that no Money Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Subrata Roy from 2008 to 10<sup>th</sup> May, 2018.
45. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Subrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
46. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Subrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
47. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Subrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
48. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Subrata Roy from 2010 to 10<sup>th</sup> March, 2021 as found from the relevant register.
49. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
50. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
51. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.
52. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge, Additional Court (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 10<sup>th</sup> May, 2018 to 23<sup>rd</sup> March, 2021 as per CIS.



53. Information Slip stating that no Title Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> May, 2018.
54. Information Slip stating that no Title Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> May, 2018.
55. Information Slip stating that no Money Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> May, 2018.
56. Information Slip stating that no Money Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> May, 2018.
57. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
58. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
59. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
60. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Little Star Tie-Up Private Limited from 2014 to 10<sup>th</sup> March, 2021 as found from the relevant register.
61. Information Slip stating that no Title Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Mira Roy from 2008 to 2010.
62. Information Slip stating that no Title Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Mira Roy from 2008 to 2010.
63. Information Slip stating that no Money Suit has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Mira Roy from 2008 to 2010.
64. Information Slip stating that no Money Execution case has been filed in the Court of the Learned 2<sup>nd</sup> Civil Judge (Junior Division) at Sealdah against Mira Roy from 2008 to 2010.
65. Information Slip stating that no Title Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Mira Roy since 2008 to 2010 as found from the relevant register.

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66. Information Slip stating that no Title Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Mira Roy since 2008 to 2010 as found from the relevant register.
67. Information Slip stating that no Money Suit has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Mira Roy since 2008 to 2010 as found from the relevant register.
68. Information Slip stating that no Money Execution case has been filed in the Court of the Learned Civil Judge (Senior Division) at Sealdah against Mira Roy since 2008 to 2010 as found from the relevant register.

### Certification

Considering the abovementioned documents, papers and searches, I hereby certify that the said Premises is free from all encumbrances, charges, liabilities, liens, trust, lispendens and attachment of any kind whatsoever and the Lessees have good and marketable leasehold right and interest in respect of the said Premises.

Yours faithfully

  
(Ganesh Manna)  
Advocate