

TITLE REPORT

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

1. Definitions

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

Land measuring land measuring 113.23 (one hundred and thirteen point two three) decimal, comprised in R.S./L.R. Dag Nos. 683, 684, 861, 862 and 863, recorded in L.R. Khatian Nos. 1270 and 1554, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135.

1.1.1. **Owners** shall mean

Saswat Developer Private Limited [PAN – AAKCS4828D], a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post Office – Middleton Row, Police Station – Park Street, Kolkata – 700071 and represented by one of its directors namely Trilochan Sharma [PAN – AJUPS9281Q and Aadhaar No. 539041837471], son of Banwari Lal Sharma, Occupation – Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post Office – Middleton Row, Police Station – Park Street, Kolkata – 700071.

2. Production of Documents of Title

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

3. Offices Where Searches Have Been Conducted

3.1. **Online Searching**

Index-II

From the year 2009 to 2022 in respect of R.S./L.R. Dag Nos. 683, 684, 861, 862 and 863, recorded in L.R. Khatian Nos. 1270 and 1554, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135.

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3.1.1. **Online Scarching from 2009 to 2022**

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

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

4. Title

- 4.1 **First Purchase by Saswat Developer Private Limited:** By a registered Deed of Conveyance dated 26th December 2008, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 14, Pages 4106 to 4122, being Deed No. 14857 for the year 2008, Mithun Bhattacharjee sold conveyed and transferred land measuring 7.50 decimal, more or less, comprised in R.S./L.R. Dag Nos. 683 and 684, recorded in L.R. Khatian No. 1229, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with another land in another Dag No.
- 4.2 **Second Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 20th March 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 3, Pages 7643 to 7659, being Deed No. 02599 for the year 2009, Piue Bhattacharjee sold conveyed and transferred land measuring 8.50 decimal, more or less, comprised in R.S./L.R. Dag Nos. 683 and 684, recorded in L.R. Khatian No. 1229, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with another land in another Dag No.
- 4.3 **Third Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 12th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 4, Pages 5540 to 5557, being Deed No. 03028 for the year 2007, Oscar Business Pvt. Ltd. sold conveyed and transferred land measuring 23.5 decimal, comprised in R.S./L.R. Dag Nos. 683, 862 and 863, recorded in L.R. Khatian Nos. 342, 424 and 472, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP),

District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.

4.4 Fourth Purchase by Saswat Developer Pvt. Ltd.: By a registered Deed of Conveyance dated 2nd July 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 19, Pages 173 to 187, being Deed No. 09332 for the year 2007, Sankar Bhattacharjee and Gouri Bhattacharjee sold conveyed and transferred land measuring 33 decimal, more or less, comprised in R.S./L.R. Dag Nos. 683 and 861, recorded in L.R. Khatian Nos. 470 and 1024, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with another land in another Dag No.

4.5 Fifth Purchase by Saswat Developer Pvt. Ltd.: By a registered Deed of Conveyance dated 17th December 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 77, Pages 2352 to 2366, being Deed No. 15442 for the year 2014, Biswajit Mondal sold conveyed and transferred land measuring 10 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian No. 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.6 Sixth Purchase by Saswat Developer Pvt. Ltd.: By a registered Deed of Conveyance dated 28th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, being Deed No. 04102 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee sold conveyed and transferred land measuring 15 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian No. 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein along with other lands in other Dag Nos.

4.7 Seventh Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 21st September 2007, registered in the Office of the D.S.R. II, North 24 Parganas, recorded in Book No. I, CD Volume No. 2, Page 6848 to 6859, being Deed No. 00776 for the year 2008, Himangshu Bhusan Bhattacharyya sold conveyed and transferred land measuring 30 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian Nos. 103 and 602, in Mouza Kalikapur, J.L No. 40, Police

Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

- 4.8 Eighth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 2235 to 2274, being Deed No. 152315530 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 6.43 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian Nos. 1270 and 1554, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd.
- 4.9 Ninth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320058 to 320084, being Deed No. 152307881 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 13 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in R.S. Khatian No. 416, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
- 4.10 Tenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 25th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Page 2174 to 2190, being Deed No. 03435 for the year 2007, Newtral Holdings Pvt. Ltd. sold conveyed and transferred land measuring 17.5 decimal, more or less, comprised in R.S./L.R. Dag Nos. 684, 862 and 863, recorded in L.R. Khatian No. 472, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with another land in another Dag No.
- 4.11 Eleventh Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 8th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Page 7014 to 7039, being Deed No. 03693 for the year 2007, Sankar Bhattacharjee and Gouri Bhattacharjee sold conveyed and transferred land measuring 23.25 decimal, more or less, comprised in R.S./L.R. Dag Nos. 684, 862 and 863, recorded in L.R. Khatian Nos. 470 and 1024, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat,

Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.

4.12 Twelfth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 1068 to 1104, being Deed No. 152315531 for the year 2019, Sahid Ali Molla, Md. Imtiyaz and Mithun Bhattacharjee sold conveyed and transferred land measuring 2.57 decimal, more or less, comprised in R.S./L.R. Dag No. 684, recorded in L.R. Khatian Nos. 1270 and 1554, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.13 Thirteenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 13th December 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 1522 to 1559, being Deed No. 152315536 for the year 2019, Jyotsna Bibi, Rasid ali Molla and Serina Bibi sold conveyed and transferred land measuring 0.86 decimal, more or less, comprised in R.S./L.R. Dag No. 861, recorded in L.R. Khatian No. 1554, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.14 Fourteenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 21st September 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 2, Page 6848 to 6859, being Deed No. 00776 for the year 2008, Himangshu Bhusan Bhattacharyya sold conveyed and transferred land measuring 30 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in Krishi Khatian Nos. 602 and 103, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.15 Fifteenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 24th September 2016, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in Book No. I, Volume No. 1904 – 2016, Page 340367 to 340390, being Deed No. 190409033 for the year 2016, Ratna Bhattacharya sold conveyed and transferred land measuring 1.25 decimal, more or less, comprised in

R.S./L.R. Dag No. 862, recorded in L.R. Khatian No. 2987, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.16 Sixteenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 24th September 2016, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in Book No. I, Volume No. 1904 – 2016, Page 340367 to 340390, being Deed No. 190409033 for the year 2016, Ratna Bhattacharya sold conveyed and transferred land measuring 1.25 decimal, more or less, comprised in R.S./L.R. Dag No. 862, recorded in L.R. Khatian No. 2987, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.17 Seventeenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 30th April 2007, registered in the Office of the D.S.R. II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Page 3542 to 3557, being Deed No. 03507 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piue Bhattacharjee sold conveyed and transferred land measuring 21.5 decimal, more or less, comprised in R.S./L.R. Dag No. 862 and 863, recorded in L.R. Khatian No. 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with another land in another Dag No.

4.18 Eighteenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 5th March 2018, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in Book No. I, Volume No. 1904 – 2018, Page 107255 to 107288, being Deed No. 190402267 for the year 2018, Santi Banerjee, Arup Banerjee and Archana Mandal sold conveyed and transferred land measuring 2.15 decimal, more or less, comprised in R.S./L.R. Dag No. 862, recorded in L.R. Khatian No. 472, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.19 Nineteenth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 3320 to 3343, being Deed No. 152315537 for the year 2019, Jyotsna

Bibi, Rasid Ali Molla, Serina Bibi and Md. Imtiyaz sold conveyed and transferred land measuring 3.34 decimal, more or less, comprised in R.S./L.R. Dag No. 862, recorded in L.R. Khatian Nos. 1270, 1229, 2319 and 2960, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.20 Twentieth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320029 to 320057, being Deed No. 152307880 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 3.96 decimal, more or less, comprised in R.S./L.R. Dag Nos. 684 and 862, recorded in L.R. Khatian No. 472, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.

4.21 Twenty-first Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 312227 to 312254, being Deed No. 152307882 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 0.20 decimal, more or less, comprised in R.S./L.R. Dag No. 862, recorded in L.R. Khatian No. 1229, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.

4.22 Twenty-second Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 24th February 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 334222 to 334247, being Deed No. 152308214 for the year 2020, Sannasi Sardar sold conveyed and transferred land measuring 0.20 decimal, more or less, comprised in R.S./L.R. Dag No. 862, recorded in L.R. Khatian No. 2960, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.

4.23 Twenty-third Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 15th June 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 10, Page

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2557 to 2568, being Deed No. 06203 for the year 2010, Mithun Bhattacharjee sold conveyed and transferred land measuring 4.50 decimal, more or less, comprised in R.S./L.R. Dag No. 863, recorded in L.R. Khatian No. 1229, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.24 Twenty-fourth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 15th June 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 10, Page 2545 to 2556, being Deed No. 06202 for the year 2010, Piue Bhattacharjee sold conveyed and transferred land measuring 4.50 decimal, more or less, comprised in R.S./L.R. Dag No. 863, recorded in L.R. Khatian No. 1229, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4.25 Twenty-fifth Purchase by Saswat Developer Pvt. Ltd.: By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 3264 to 3301, being Deed No. 152315538 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 5.14 decimal, more or less, comprised in R.S./L.R. Dag No. 863, recorded in L.R. Khatian Nos. 1270 and 1554, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd.

4.26 Mutation: Saswat Developer Pvt. Ltd. duly mutated its name as Owner, in the records of the Land Revenue Settlement vide L.R. Khatian Nos. 1270 and 1554.

4.27 Absolute Ownership of the Owner: The right, title and interest of the Owner in the Said Property is free from all encumbrances of any and every nature whatsoever, The Owner has full right, power and authority to enter into this Agreement.

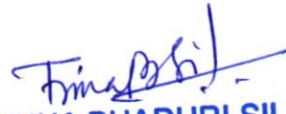
5. Conclusion

- 5.1. The Owners, are the co-owners of the Said Property.
- 5.2. The Developer, has the exclusive right of development of the Said Property.
- 5.3. The searches undertaken by us relate to the encumbrances created by acts of parties and recorded in public records but do not extend to the

charge created by operation of any law, statutory charge and default of payment of Income Tax dues, other Government dues, dues towards Municipal rates and taxes.

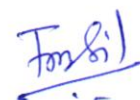
- 5.4. Some of the searches done were incomplete due to non-availability of records as mentioned in Annexure B hereto.
- 5.5. Subject To our observations aforesaid, we are of the opinion that the Owners have marketable title to the Said Property and the Developer has the sole right to develop the Said Property.

Dated 30th March, 2022


TRINA BHADURI SIL
Advocate
High Court At Calcutta
Enrollment No: F/435/2013

Annexure A
(Document Produced)

Sl. No.	Nature, Date and Registration Particulars of Documents	Parties	Purport of the document	Status
A1	By a registered Deed of Conveyance dated 26th December 2008, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 14, Pages 4106 to 4122, being Deed No. 14857 for the year 2008,	Mithun Bhattacharjee ...First party Saswat Developer Pvt. Ltd ...Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 7.50 decimal, comprised in R.S./L.R. <i>Dag</i> Nos. 683 and 684, recorded in R.S. <i>Khatian</i> No. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy



Trina Bhaduri Sil
Advocate
High Court at Calcutta

25/B, Mukhta Ram Babu Street, Kol- 007
Phone – 9831218003

A2	By a registered Deed of Conveyance dated 20th March 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 3, Pages 7643 to 7659, being Deed No. 02599 for the year 2009.	Piue Bhattacharjee First party Saswat Developer Pvt. Ltd ... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 8.50 decimal, comprised in R.S./L.R. Dag Nos. 683 and 684, recorded in R.S. Khatian No. 470 and 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A3	By a registered Deed of Conveyance dated 12th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 4, Pages 5540 to 5557, being Deed No. 03028 for the year 2007,	Oscar Business Pvt. Ltd. ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 23.5 decimal, comprised in R.S./L.R. Dag Nos. 683, 862 and 863, recorded in R.S. Khatian No. 342, 424 and 472, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A4	By a registered Deed of Conveyance dated 2nd July 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 19, Pages 173 to 187, being Deed No. 09332 for the year 2007	Sankar Bhattacharjee and Gouri Bhattacharjee First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 33 decimal, comprised in R.S./L.R. Dag Nos. 683 and 861, recorded in R.S. Khatian No. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

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A5	By a registered Deed of Conveyance dated 17th December 2014, registered in the Office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 77, Pages 2352 to 2366, being Deed No. 15442 for the year 2014.	Biswajit Mondal First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 10 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A6	By a registered Deed of Conveyance dated 28th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, being Deed No. 04102 for the year 2007.	Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 15 decimal, comprised in R.S./L.R. Dag No. 683, recorded in R.S. Khatian No. 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A7	By registered Deed of Conveyance dated 21st September 2007, registered in the Office of the D.S.R. II, North 24 Parganas, recorded in Book No. I, CD Volume No. 2, Page 6848 to 6859, being Deed No. 00776 for the year 2008.	Himangshu Bhusan Bhattacharyya ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 30 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 103 and 602, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

TBSI

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A8	By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 2235 to 2274, being Deed No. 152315530 for the year 2019	Jyotsna Bibi, Rasid Ali Molla and Serina Bibi ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 6.43 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 1270 and 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A9	By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320058 to 320084, being Deed No. 152307881 for the year 2020.	Mithun Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 13 decimal, comprised in R.S./L.R. Dag No. 683, recorded in R.S. Khatian No. 416, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 10	By registered Deed of Conveyance dated 25th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Page 2174 to 2190, being Deed No. 03435 for the year 2007.	Newtral Holdings Pvt. Ltd. ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 17.5 decimal, comprised in R.S./L.R. Dag Nos. 684, 862 and 863, recorded in R.S. Khatian No. 472, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

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A 11	By registered Deed of Conveyance dated 8th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Page 7014 to 7039, being Deed No. 03693 for the year 2007	Sankar Bhattacharjee and Gouri Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 23.25 decimal, comprised in R.S./L.R. Dag Nos. 684, 862 and 863, recorded in R.S. Khatian No. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 12	By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 1068 to 1104, being Deed No. 152315531 for the year 2019.	Sahid Ali Molla, Md. Imtiyaz and Mithun Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 2.57 decimal, comprised in R.S./L.R. Dag Nos. 684, recorded in R.S. Khatian No. 1270 and 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 13	By registered Deed of Conveyance dated 13th December 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 1522 to 1559, being Deed No. 152315536 for the year 2019.	Jyotsna Bibi, Rasid ali Molla and Serina Bibi ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 0.86 decimal, comprised in R.S./L.R. Dag Nos. 861, recorded in R.S. Khatian No. 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy



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A 14	By registered Deed of Conveyance dated 21st September 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 2, Page 6848 to 6859, being Deed No. 00776 for the year 2008.	Himangshu Bhusan Bhattacharyya First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 30 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 602 and 103, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 15	By registered Deed of Conveyance dated 24th September 2016, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in Book No. I, Volume No. 1904 – 2016, Page 340367 to 340390, being Deed No. 190409033 for the year 2016.	Ratna Bhattacharya First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 1.25 decimal, comprised in R.S./L.R. Dag Nos. 862, recorded in R.S. Khatian No. 2987, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 16	By registered Deed of Conveyance dated 24th September 2016, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in Book No. I, Volume No. 1904 – 2016, Page 340367 to	Ratna Bhattacharya First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 1.25 decimal, comprised in R.S./L.R. Dag Nos. 862, recorded in R.S. Khatian No. 2987, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	

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	340390, being Deed No. 190409033 for the year 2016			
A 17	By registered Deed of Conveyance dated 30th April 2007, registered in the Office of the D.S.R. II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Page 3542 to 3557, being Deed No. 03507 for the year 2007	Minati Bhattacharjee, Mithun Bhattacharjee and Piue Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 21.5 decimal, comprised in R.S./L.R. Dag Nos. 862 & 863, recorded in R.S. Khatian No. 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	
A 18	By registered Deed of Conveyance dated 5th March 2018, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in Book No. I, Volume No. 1904 – 2018, Page 107255 to 107288, being Deed No. 190402267 for the year 2018,	Santi Banerjee, Arup Banerjee and Archana Mandal... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 2.15 decimal, comprised in R.S./L.R. Dag Nos. 862, recorded in R.S. Khatian No. 472, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	
A 19	By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 3320 to 3343,	Jyotsna Bibi, Rasid Ali Molla, Serina Bibi and Md. Imtiyaz ... First party Saswat Developer Pvt. Ltd	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 3.34 decimal, comprised in R.S./L.R. Dag Nos. 862, recorded in R.S. Khatian No. 1270, 1229, 2319 and 2960, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	

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	being Deed No. 152315537 for the year 2019	Second Party	
A 20	By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320029 to 320057, being Deed No. 152307880 for the year 2020	Mithun Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 3.96 decimal, comprised in R.S./L.R. Dag Nos. 684 and 862, recorded in R.S. Khatian No. 472, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.
A 21	By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 312227 to 312254, being Deed No. 152307882 for the year 2020,	Mithun Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 0.20 decimal, comprised in R.S./L.R. Dag No. 862, recorded in R.S. Khatian No. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.
A 22	By registered Deed of Conveyance dated 24th February 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 334222 to 334247, being Deed No.	Sannasi Sardar ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 0.20 decimal, comprised in R.S./L.R. Dag No. 862, recorded in R.S. Khatian No. 2960, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.

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	152308214 for the year 2020			
A 23	By registered Deed of Conveyance dated 15th June 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 10, Page 2557 to 2568, being Deed No. 06203 for the year 2010,	Mithun Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 4.50 decimal, comprised in R.S./L.R. Dag No. 863, recorded in R.S. Khatian No. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	
A 24	By registered Deed of Conveyance dated 15th June 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 10, Page 2545 to 2556, being Deed No. 06202 for the year 2010,	Piue Bhattacharjee ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 4.50 decimal, comprised in R.S./L.R. Dag No. 863, recorded in R.S. Khatian No. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	
A 25	By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 3264 to 3301, being Deed No. 152315538 for the year 2019,	Jyotsna Bibi, Rasid Ali Molla and Serina Bibi ... First party Saswat Developer Pvt. Ltd Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 5.14 decimal, comprised in R.S./L.R. Dag No. 863, recorded in R.S. Khatian No. 1270 and 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	

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Annexure B
(Details of Registration Online Searches)

Index - II

R.S./L.R. Dag Nos. 683, 684, 861, 862 and 863, recorded in L.R. Khatian Nos. 1270 and 1554, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135.

Online Searching from 2009 to 2022.

Period	Entries Found	Date	Remarks
2008	No Record Found	30.03.2022	
2009	No Record Found	30.03.2022	
2010	No Record Found	30.03.2022	
2011	No Record Found	30.03.2022	
2012	No Record Found	30.03.2022	
2013	No Record Found	30.03.2022	
2014	No Record Found	30.03.2022	
2015	No Record Found	30.03.2022	
2016	No Record Found	30.03.2022	
2017	No Record Found	30.03.2022	
2018	No Record Found	30.03.2022	
2019	No Record Found	30.03.2022	

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2020	No Record Found	30.03.2022	
2021	No Record Found	30.03.2022	
2022	No Record Found	30.03.2022	

Note: all online Search Reports are enclosed hereto collectively marked Annexure B1.

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