

## **TITLE REPORT**

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

### **1. Definitions**

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

1.1.1. Land measuring land measuring 72.73 (seventy two point seventy three) decimal, comprised in R.S./L.R. Dag Nos. 681, 682, 683, 685 and 860, 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), District North 24 Parganas (Said Property).

1.1.2. **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**

3.1.1. From the year 2009 to 2022 in respect of R.S./L.R. Dag No. 681, 682, 683, 685 and 860, 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), District North 24 Parganas (Said Property).

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3.1.2. **Online Searching from 2009 to 2022**

- 3.1.2.1. 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**

1. **First Purchase by Saswat Developer Private Limited:** By a 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, Pages 2174 to 2190, being Deed No. 03435 for the year 2007, Newtral Holdings Pvt. Ltd. sold conveyed and transferred land measuring 9.25 decimal, more or less, comprised in R.S./L.R. Dag No. 681, 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.
2. **Second 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 22.5 decimal, more or less, comprised in R.S./L.R. Dag Nos. 681 and 683, 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.
3. **Third Purchase by Saswat Developer Pvt. Ltd.:** By a 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, Pages 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, comprised in R.S./L.R. Dag Nos. 681 and 682, 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. **Fourth Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 28th May 2008, 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 Piue Bhattacharjee sold conveyed and transferred land measuring 33.25 decimal, more or less, comprised in R.S./L.R. Dag No. 681, 682 and 682, 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.
5. **Fifth Purchase by Saswat Developer Pvt. Ltd.:** By a 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, Pages 2155 to 2195, being Deed No. 152315527 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 5.43 decimal, more or less, comprised in R.S./L.R. Dag No. 681, recorded in L.R. Khatian Nos. 1229, 1270, 1554 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.
6. **Sixth Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book I, Volume No. 1523-2020, Pages 320029 to 320057, being Deed No. 152307880 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 1.94 decimal, more or less, comprised in R.S./L.R. Dag Nos. 681 and 682, recorded in L.R. Khatian Nos. 342 and 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.

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7. **Seventh 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 I, Volume No. 1523-2020, Pages 320058 to 320084, being Deed No. 152307881 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 20 decimal, more or less, comprised in R.S./L.R. Dag No. 681, 682 and 683, recorded in Krishi Khatian Nos. 416, 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.
8. **Eighth 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 I, Volume No. 1523-2020, Pages 312227 to 312254, being Deed No. 152307881 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 1.48 decimal, more or less, comprised in R.S./L.R. Dag No. 681, 682 and 862, recorded in L.R. Khatian Nos. 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.
9. **Ninth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 24th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 33422 to 334247, being Deed No. 152308214 for the year 2020, Sannasi Sardar sold conveyed and transferred land measuring 1.40 decimal, more or less, comprised in R.S./L.R. Dag No. 681, 682 and 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.
10. **Tenth Purchase by Saswat Developer Pvt. Ltd.:** By 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, Page 4106 to 4122, being Deed No. 14857 for the year 2008, , Mithun Bhattacharjee sold conveyed and transferred land measuring 12 decimal, more or less, comprised in R.S./L.R. Dag Nos. 682, 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

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North 24 Parganas to Saswat Developer Pvt. Ltd. for the consideration mentioned therein.

11. **Eleventh Purchase by Saswat Developer Pvt. Ltd.:** By 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, Page 7643 to 7659, being Deed No. 02599 for the year 2009, Piu Bhattacharjee sold conveyed and transferred land measuring 12 decimal, more or less, comprised in R.S./L.R. Dag Nos. 681, 683 and 684, recorded in L.R. Khatian No. 342 now 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.
12. **Twelfth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 25th 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. 05213 for the year 2007, Amar Bhattacharyya and Five Others sold conveyed and transferred land measuring 9.5 decimal, more or less, comprised in R.S./L.R. Dag Nos. 682 and 685, 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.
13. **Thirteenth Purchase by Saswat Developer Pvt. Ltd.:** By 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, Page 173 to 187, being Deed No. 09332 for the year 2007, Sankar Bhattacharyya and Another sold conveyed and transferred land measuring 2.57 decimal, more or less, comprised in R.S./L.R. Dag No. 682, 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.
14. **Fourteenth 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 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, along with other lands in other Dag Nos.

15. **Fifteenth 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 2196 to 2234, being Deed No. 152315528 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 5 decimal, more or less, comprised in R.S./L.R. Dag No. 682, recorded in L.R. Khatian No. 1229,1270,1554,2960, 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.
16. **Sixteenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 17th December, 2014, registered in the Office of the A.R.A. II Kolkata, recorded in Book No. I, Volume No. 77, Page 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 (KRI), 1439, 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.
17. **Seventeenth 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. 776 for the year 2008, Himangshu Bhusan Bhattacharjee sold conveyed and transferred land measuring 30 decimal, more or less, comprised in R.S./L.R. Dag Nos. 683, recorded in L.R. Khatian No. 602,103, 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, along with another land in another Dag No.
18. **Eighteenth 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 Nos. 863, recorded in L.R. Khatian No. 1270,1554, 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, along with another land in another Dag No.

19. **Nineteenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 11th August 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 14, Page 4172 to 4186, being Deed No. 08440 for the year 2010, Oscar Business Pvt. Ltd sold conveyed and transferred land measuring 7 decimal, more or less, comprised in R.S./L.R. Dag No. 685, recorded in L.R. Khatian Nos. 1271, 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.
20. **Twentieth 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 1597 to 1637, being Deed No. 152315532 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 2.34 decimal, more or less, comprised in R.S./L.R. Dag No. 685, 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.
21. **Twenty First Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 1st February 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 2, Pages 4351 to 4363, being Deed No. 0885 for the year 2010, Biswanath Bhattacharyya sold conveyed and transferred land measuring 4 decimal, more or less, comprised in R.S./L.R. Dag No. 860, recorded in L.R. Khatian No. 342, 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.

22. **Twenty Second Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 18th August 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 7, Page 19724 to 19737, being Deed No. 07656 for the year 2009, Amar Bhattacharjee and Others sold conveyed and transferred land measuring 4 decimal, more or less, comprised in R.S. /L.R. Dag No. 860, 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.
23. **Twenty Third Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 9th June 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 5, Page 15363 to 15374, being Deed No. 05248 for the year 2009, Piue Bhattacharjee sold conveyed and transferred land measuring 4 decimal, more or less, comprised in R.S./L.R. Dag No. 860, recorded in L.R. Khatian No. 470,424, 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.
24. **Twenty Fourth 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 1560 to 1596, being Deed No. 152315534 for the year 2019, Sahid Ali Molla and Others sold conveyed and transferred land measuring 2.29 decimal, more or less, comprised in R.S./L.R. Dag No. 860, recorded in L.R. Khatian Nos. 1554 and 1445, 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.
25. **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.
26. **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.

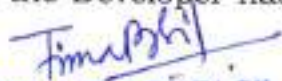
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**5. Conclusion**

- 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 30<sup>th</sup> 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 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, Pages 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 41 decimal, comprised in R.S./L.R. Dag Nos. 680, 681 and 683, recorded in R.S. Khatian No. 472, 342 and 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

A2	By a registered Deed of Conveyance dated 12 <sup>th</sup> 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 22.50 decimal, comprised in R.S./L.R. Dag Nos. 681 and 683, recorded in L.R. Khatian Nos. 342, 424 and 472, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A3	By a registered Deed of Conveyance dated 8 <sup>th</sup> May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Pages 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. 681 & 682, recorded in L.R. Khatian Nos. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A4	By a registered Deed of Conveyance dated 28 <sup>th</sup> May 2008, 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 Piue Bhattacharjee .... First party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 33.25 decimal, comprised in R.S./L.R. Dag No. 681, 682 and 682, recorded in L.R. Khatian No. 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

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		Saswat Developer Pvt. Ltd ....  Second Party		
A5	By a registered Deed of Conveyance dated 13 <sup>th</sup> December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Pages 2155 to 2195, being Deed No. 152315527 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 05.43 decimal, comprised in R.S./L.R. Dag No. 681, recorded in L.R. Khatian Nos. 1229, 1270, 1554 and 2960, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A6	By a registered Deed of Conveyance dated 10 <sup>th</sup> November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book I, Volume No. 1523-2020, Pages 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 1.94 decimal, comprised in R.S./L.R. Dag Nos. 681 and 682, recorded in L.R. Khatian Nos. 342 and 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A7	By registered Deed of Conveyance dated 13 <sup>th</sup> December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2020, Page 2155 to 2195, By	Mithun Bhattacharjee ... First party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 20 decimal, comprised in R.S./L.R. Dag No. 681, 682 and 683, recorded in Krishi Khatian Nos. 416, 602 and 10, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

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*Trina Bhaduri Sil*  
*Advocate*  
*High Court at Calcutta*

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

	registered Deed of Conveyance dated 10 <sup>th</sup> November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book I, Volume No. 1523-2020, Pages 320058 to 320084, being Deed No. 152307881 for the year 2020.	Saswat Developer Pvt. Ltd .... Second Party		
A8	By registered Deed of Conveyance dated 10 <sup>th</sup> November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book I, Volume No. 1523-2020, Pages 312227 to 312254, 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 1.48 decimal, comprised in R.S./L.R. Dag No. 681, 682 and 862, recorded in L.R. Khatian Nos. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A9	By registered Deed of Conveyance dated 24 <sup>th</sup> November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 33422 to 334247, being Deed No. 152308214 for the year 2020.	Sannasi Sardar ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 1.40 decimal, comprised in R.S./L.R. Dag No. 681, 682 and 862 recorded in L.R. Khatian No. 2960, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 10	By registered Deed of Conveyance dated 26 <sup>th</sup> December 2008,	Mithun Bhattacharjee ... First party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 12 decimal,	Original/ Photocopy

*Trial*

*Trina Bhaduri Sil*  
*Advocate*  
*High Court at Calcutta*

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

	registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. 1, CD Volume No. 14, Page 4106 to 4122, being Deed No. 14857 for the year 2008.	Saswat Developer Pvt. Ltd .... Second Party	comprised in R.S./L.R. Dag Nos. 682, 683 and 684, recorded in L.R. Khatian No. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	
A 11	By registered Deed of Conveyance dated 20 <sup>th</sup> March 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. 1, CD Volume No. 3, Page 7643 to 7659, being Deed No. 02599 for the year 2009.	Piu Bhattacharjee ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 12 decimal, more or less, comprised in R.S./L.R. Dag Nos. 681, 683 and 684, recorded in L.R. Khatian No. 342 now 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 12	By registered Deed of Conveyance dated 25 <sup>th</sup> May 2007, registered in the Office of the District Sub Registrar II, North 24 Parganas, recorded in Book No. 1, CD Volume No. 5, Page 7014 to 7039, being Deed No. 05213 for the year 2007.	Amar Bhattacharyya and Five Others ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 9.5 decimal, more or less, comprised in R.S./L.R. Dag Nos. 682 and 685, recorded in L.R. Khatian Nos. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 13	By registered Deed of Conveyance dated 2 <sup>nd</sup> July, 2007, registered in the Office of the District Sub Registrar II, North 24 Parganas, recorded in Book No. 1, CD Volume	Sankar Bhattacharyya and Another ... First party  Saswat	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 2.57 decimal, more or less, comprised in R.S./L.R. Dag No. 682, 683 and 861, recorded in L.R. Khatian Nos. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat,	Original/ Photocopy

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	No. 19, Page 173 to 187, being Deed No. 09332 for the year 2007.	Developer Pvt. Ltd .... Second Party	District North 24 Parganas	
A 14	By registered Deed of Conveyance dated 13 <sup>th</sup> December, 2019, 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, more or less, comprised in R.S./L.R. Dag No. 861, recorded in L.R. Khatian No. 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 15	By registered Deed of Conveyance dated 13 <sup>th</sup> December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Page 2196 to 2234, being Deed No. 152315528 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 decimal, more or less, comprised in R.S./L.R. Dag No. 682, recorded in L.R. Khatian No. 1229,1270,1554,2960, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 16	By registered Deed of Conveyance dated 17 <sup>th</sup> December, 2014, registered in the Office of the A.R.A. II Kolkata, recorded in Book No. I, Volume No. 77, Page 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, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian No.424 (KRI), 1439, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy

A 17	By registered Deed of Conveyance dated 21 <sup>st</sup> September, 2007, registered in the Office of the District Sub Registrar II, North 24 Parganas, recorded in Book No. 1, CD Volume No. 2, Page 6848 to 6859, being Deed No. 776 for the year 2008,	, Himangshu Bhusan Bhattacharjee ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 30 decimal, more or less, comprised in R.S./L.R. Dag Nos. 683, recorded in L.R. Khatian No. 602,103,, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A 18	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, more or less, comprised in R.S./L.R. Dag Nos. 863, recorded in L.R. Khatian No. 1270,1554 Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A 19	By registered Deed of Conveyance dated 11th August 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 14, Page 4172 to 4186, being Deed No. 08440 for the year 2010.	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 7 decimal, more or less, comprised in R.S./L.R. Dag No. 685, recorded in L.R. Khatian Nos. 1271 Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

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A 20	By registered Deed of Conveyance dated 13 <sup>th</sup> December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Page 1597 to 1637, being Deed No. 152315532 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 2.34 decimal, more or less, comprised in R.S./L.R. Dag No. 685, recorded in L.R. Khatian No. 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A 21	By registered Deed of Conveyance dated 1 <sup>st</sup> February 2010, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 2, Pages 4351 to 4363, being Deed No. 0885 for the year 2010.	Biswanath Bhattacharyya ... First Party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 4 decimal, more or less, comprised in R.S./L.R. Dag No. 860, recorded in L.R. Khatian No. 342, recorded in L.R. Khatian No. 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A 22	By registered Deed of Conveyance dated 18 <sup>th</sup> August 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 7, Page 19724 to 19737, being Deed No. 07656 for the year 2009	Amar Bhattacharjee ... First Party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 4 decimal, more or less, comprised in R.S. /L.R. Dag No. 860, recorded in L.R. Khatian No. 472, recorded in L.R. Khatian No. 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A 23	By registered Deed of Conveyance dated 9 <sup>th</sup> June 2009, registered in the Office of the A.D.S.R.	Piue Bhattacharjee ....Frist Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 4 decimal, more or less, comprised in R.S./L.R. Dag No. 860, recorded in L.R.	Original/ Photocopy



	Bidhannagar, recorded in Book No. I, CD Volume No. 5, Page 15363 to 15374, being Deed No. 05248 for the year 2009.	Saswat Developer Pvt. Ltd .... Second Party	Khatian No. 470,424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	
A 24	By registered Deed of Conveyance dated 13 <sup>th</sup> December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Page 1560 to 1596, being Deed No. 152315534 for the year 2019	Ali Molla and Others ... Firty Party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 2.29 decimal, more or less, comprised in R.S./L.R. Dag No. 860, recorded in L.R. Khatian Nos. 1554 and 1445, recorded in L.R. Khatian No. 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

**Annexure B**  
**(Details of Registration Online Searches)**

Index - II

R.S./L.R. Dag Nos. Dag No. 681, 682, 683, 685 and 860, 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), District North 24 Parganas (Said Property).

**Online Searching from 2009 to 2022.**

<b>Period</b>	<b>Entries Found</b>	<b>Date</b>	<b>Remarks</b>
2008	No Record Found	30.03.2022	
2009	No Record Found	30.03.2022	
2010	No Record Found	30.03.2022	

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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	
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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