

**NON-ENCUMBRANCES REPORT**

*Mouza* Khasmallick  
Police Station Baruipur  
District South 24 Parganas

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### **NON-ENCUMBRANCES REPORT**

Under instructions and on behalf of our Client, we have caused searches to be made in respect of land measuring 103.7946 (one hundred and three point seven nine four six) decimal equivalent to 62.9058 (sixty two point nine zero five eight) *cottah* equivalent to 4200.422 (four thousand two hundred point four two two) square meter, more or less, comprised in R.S./L.R. *Dag* Nos. 7, 8, 11, 13, 14, 15, 16, 17, 18, and 19 recorded in L.R. *Khatian* Nos. 1836, 1837, 1838, 1839, 1840, 1841, 1841/1 and 1949, at *Mouza* Khasmallik, J.L. No. 35, Police Station Baruipur, PIN 700144, and within the jurisdiction of Hariharpur *Gram Panchayat*, Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), defined below and the details of searches are given under:

**Scope Limitation:** The scope of our report is limited by the following general parameters. We have assumed that the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners named hereinafter and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

## 1. Definitions

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

- 1.1.1 **Said Property** shall mean land classified as *Sali* measuring (i) 19 (nineteen) decimal equivalent to 11.4963 (eleven point four nine six three) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 7, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Property**) (ii) 6.6200 (six point six two zero zero) decimal equivalent to 4.0055 (four point zero zero five five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.8, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Property**) (iii) 1.1241 (one point one two four one) decimal equivalent to 0.6801 (zero point six eight zero one) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.11, recorded under L.R. *Khatian* Nos. 1839, 1841 and 1840, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Property**) (iv) 15 (fifteen) decimal equivalent to 9.0760 (nine point zero seven six zero) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 13, recorded under L.R. *Khatian* Nos. 1839, 1841 and 1840 *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fourth Property**) (v) 7.4992 (seven point four nine nine two) decimal equivalent to 4.5375 (four point five three seven five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 14, recorded under L.R. *Khatian* No. 1839, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fifth Property**) (vi) 8 (eight) decimal equivalent to 4.84 (four point eight four) *cottah*, more or less, being the entirety of R.S./L.R. *Dag* No.15, recorded under L.R. *Khatian* No. 1840, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Sixth Property**) (vii) 9.4994 (nine point four nine nine four) decimal equivalent to 5.7478 (five point seven four seven eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* Nos. 1840 and 1949, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Seventh Property**) (viii) 19 (nineteen) decimal equivalent to 11.4963 (eleven point four nine six three) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.17, recorded under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840, 1837 and

1841/1, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Eighth Property**) (ix) 0.5250 (zero point five two five zero) decimal equivalent to 0.3176 (zero point three one seven six) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.18, recorded under L.R. *Khatian* Nos.1840, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Ninth Property**) **And** (x) 17.4569 (seventeen point four five six nine) decimal equivalent to 10.5626 (ten point five six two six) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.19, recorded under L.R. *Khatian* Nos.1839, 1838, 1836, 1841,1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Tenth Property**) **totaling to land** 103.7946 (one hundred and three point seven nine four six) decimal equivalent to 62.9058 (sixty two point nine zero five eight) *cottah*, more or less (the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, the Sixth Property, the Seventh Property, the Eighth Property, the Ninth Property and Tenth Property, collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Owners in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances

- 1.1.2 Owners** shall mean (1) **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (2) **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (3) **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (4) **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (5) **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 101, Park Street, Police Station Park Street, Kolkata-700016 (6) **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 101, Park Street, Police Station Park Street, Kolkata-700016 (7) **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittranjan Avenue, Police Station Bowbazar, Kolkata-700012 **And** (8) **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Police Station Hare Street, Kolkata-700001

**2. Photocopies of Documents as provided by the Client, based on which this report has been prepared**

- 2.1 Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3781 to 3794, being Deed No. 5113 for the year 2012
- 2.2 Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3795 to 3808, being Deed No. 5114 for the year 2012
- 2.3 Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3809 to 3832, being Deed No. 5115 for the year 2012
- 2.4 Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3833 to 3851, being Deed No. 5116 for the year 2012
- 2.5 Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3852 to 3866, being Deed No.5117 for the year 2012
- 2.6 Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3896 to 3911, being Deed No. 5120 for the year 2012
- 2.7 Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 20, at Pages 149 to 164, being Deed No. 6260 for the year 2012
- 2.8 Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No.20, at Pages 198to 214, being Deed No. 6263 for the year 2012
- 2.9 Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No.20, at Pages 231to 247, being Deed No. 6265 for the year 2012
- 2.10 Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 18, at Pages 264 to 279, being Deed No. 6267 for the year 2012
- 2.11 Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 20, at Pages 296 to 312, being Deed No. 6269 for the year 2012

- 2.12 Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No.20, at Pages 435to 450, being Deed No. 6279 for the year 2012
- 2.13 Deed of Conveyance dated 10<sup>th</sup> October, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 3100 to 3114, being Deed No. 0190 for the year 2013
- 2.14 Deed of Conveyance dated 3<sup>rd</sup> December, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 13, at Pages 1678 to 1691, being Deed No. 5210 for the year 2013
- 2.15 Deed of Conveyance dated 7<sup>th</sup> October, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2089 to 2106, being Deed No. 9148 for the year 2013
- 2.16 Deed of Conveyance dated 7<sup>th</sup> October, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2107 to 2124, being Deed No. 9149 for the year 2013
- 2.17 Deed of Conveyance dated 7<sup>th</sup> October, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2125 to 2142, being Deed No. 9150 for the year 2013
- 2.18 Deed of Exchange dated 7<sup>th</sup> May, 2019, registered at the office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No. 1901-2019, at Pages 144932 to 144964, being Deed No.2968 for the year 2019
- 2.19 Deed of Conveyance dated 16<sup>th</sup> December, 2020, registered at the office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No.1901-2021, at Pages 15833 to15872, being Deed No. 5350 for the year 2020

### **3. Offices Where Searches Have Been Conducted**

#### **3.1 Registration Office (From 2011-2023)**

- 3.1.1 Registrar of Assurances, Kolkata
- 3.1.2 District Registrar, Alipore
- 3.1.3 Additional District Sub-Registrar, Baruipur

#### **3.2 Block Land And Land Reforms Office, Baruipur**

#### 4. Title

- 4.1 **Ownership of First Portion of First Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3809 to 3832, being Deed No. 5115 for the year 2012, Bablu Sardar, Bijan Sardar, Partha Sardar, Charubala Sardar *alias* Charubala Dasi, Lakshmi Sardar, Manju Kayal *alias* Manju Sardar, Sikha Santra and Sabita Sardar jointly sold divided and demarcated land measuring 16.298 (sixteen point two nine eight) decimal equivalent to 9.86 (nine point eight six) *cottah*, more or less, out of 20 (twenty) decimal, comprised in R.S./L.R. *Dag* No. 7, recorded under L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of First Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.2 **Ownership of Second Portion of First Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3833 to 3851, being Deed No. 5116 for the year 2012, Ramen Das *alias* Ramendra Das, Kuntal Das and Suparna Payada *alias* Suparna Das jointly sold divided and demarcated land measuring 2.036 (two point zero three six) decimal equivalent to 1.231 (one point two three one) *cottah*, more or less, out of 20 (twenty) decimal, comprised in R.S./L.R. *Dag* No. 7, recorded under L.R. *Khatian* No. 867, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of First Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.3 **Ownership of Third Portion of First Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 20, at Pages 296 to 312, being Deed No. 6269 for the year 2012, Bengal Greenfield Housing Development Company Limited sold divided and demarcated land measuring 2 (two) decimal equivalent to 1.2121 (one point two one two one) *cottah*, more or less, out of 20 (twenty) decimal, comprised in R.S./L.R. *Dag* No. 7, recorded under L.R.

*Khatian* No.263, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Portion of First Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No.6 herein).

4.4 **Records of Rights:** (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837 in respect of the First Larger Property, each of them having their respective share therein.

4.5 **Ownership of First Larger Property:** Thus, (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) became the owners of land measuring 20.334 (twenty point three three four) decimal equivalent to 12.3031 (twelve point three zero three one) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 7, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of First Larger Property, Second Portion of First Larger Property and Third Portion of First Larger Property, collectively **First Larger Property**].

4.6 **Ownership of First Portion of Second Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3809 to 3832, being Deed No. 5115 for the year 2012, Bablu Sardar, Bijan Sardar, Partha Sardar, Charubala Sardar *alias* Charubala Dasi, Lakshmi Sardar, Manju Kayal *alias* Manju Sardar, Sikha Santra and Sabita Sardar jointly sold divided and demarcated land measuring 12.4464 (twelve point four four six four) decimal equivalent to 7.53 (seven point five three) *cottah*, more or less, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No.8, recorded under L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871,



*Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of Second Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).

- 4.7 **Ownership of Second Portion of Second Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3833 to 3851, being Deed No. 5116 for the year 2012, Ramen Das *alias* Ramendra Das, Kuntal Das and Suparna Payada *alias* Suparna Das jointly sold divided and demarcated land measuring 1.5552 (one point five five five two) decimal equivalent to 0.94 (zero point nine four) *cottah*, more or less, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No.8, recorded under L.R. *Khatian* No. 867, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of Second Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.8 **Ownership of Third Portion of Second Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3896 to 3911, being Deed No. 5120 for the year 2012, Bankim Chandra Sardar sold divided and demarcated land measuring 7.9992 (seven point nine nine nine two) decimal equivalent to 4.839 (four point eight three nine) *cottah*, more or less, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No.8, recorded under L.R. *Khatian* No.345, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Portion of Second Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.9 **Ownership of Fourth Portion of Second Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 20, at Pages 296 to 312, being Deed No. 6269 for the year 2012, Bengal Greenfield Housing Development Company Limited sold divided and demarcated land measuring 2 (two) decimal equivalent to 1.2121 (one point two one two one) *cottah*, more or less, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No.8, recorded under L.R. *Khatian* No. 263, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South

24 Parganas (**Fourth Portion of Second Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 6 herein).

- 4.10 **Records of Rights:** (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837 in respect of the Second Property, each of them having their respective share therein.
- 4.11 **Ownership of Second Larger Property:** Thus, (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 6 herein) became the owners of land measuring 24 (twenty four) decimal equivalent to 14.521 (fourteen point five two one) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.8, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of Second Larger Property, Second Portion of Second Larger Property, Third Portion of Second Larger Property and Fourth Portion of Second Larger Property, collectively **Second Larger Property**].
- 4.12 **Ownership of Third Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3852 to 3866, being Deed No.5117 for the year 2012, Charubala Sardar *alias* Charubala Dasi sold divided and demarcated land measuring 3.5 (three point five) decimal equivalent to 2.1175 (two point one one seven five) *cottah*, more or less, out of 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No.11, recorded under L.R. *Khatian* No. 165, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Larger Property**) to (i) Broad Tie Up

Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).

- 4.13 **Records of Rights:** (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos. 1839, 1841 and 1840 in respect of the Third Larger Property, each of them having their respective share therein.
- 4.14 **Ownership of First Portion of Fourth Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3781 to 3794, being Deed No. 5113 for the year 2012, Ramen Das *alias* Ramendra Das sold divided and demarcated land measuring 9 (nine) decimal equivalent to 5.44 (five point four four) *cottah*, more or less, out of 37 (thirty seven) decimal, comprised in R.S./L.R. *Dag* No. 13, recorded under L.R. *Khatian* No.1631, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of Fourth Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.15 **Ownership of Second Portion of Fourth Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 3795 to 3808, being Deed No. 5114 for the year 2012, Ramen Das *alias* Ramendra Das sold divided and demarcated land measuring 9 (nine) decimal equivalent to 5.44 (five point four four) *cottah*, more or less, out of 37 (thirty seven) decimal, comprised in R.S./L.R. *Dag* No. 13, recorded under L.R. *Khatian* No.1631, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of Fourth Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.16 **Records of Rights:** (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited (being the Owner No. 5 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos. 1839, 1841 and 1840 in respect of the Fourth Larger Property,

each of them having their respective share therein.

- 4.17 **Ownership of Fourth Larger Property:** Thus, (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Majestic Conclave Private Limited (being the Owner No. 4 herein) and (iii) Recoup Tracom Private Limited became the owners of divided and demarcated land measuring 18 (twenty point three three four) decimal equivalent to 10.88 (ten point eight eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 13, recorded under L.R. *Khatian* Nos. 1839, 1841 and 1840 *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of Fourth Larger Property and Second Portion of Fourth Larger Property, collectively **Fourth Larger Property**].
- 4.18 **Ownership of First Portion of Fifth Larger Property:** By a Deed of Conveyance dated 10<sup>th</sup> October, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 3100 to 3114, being Deed No.0190 for the year 2013, Jahar Bhattacharya and Malay Mukherjee jointly sold divided and demarcated land measuring 5.3328 (five point three three two eight) decimal equivalent to 3.226 (three point two two six) *cottah*, more or less, out of 8 (eight) decimal, comprised in R.S./L.R. *Dag* No.14, recorded under L.R. *Khatian* Nos.862 and 864, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub- Registration District Baruipur, District South 24 Parganas (**First Portion of Fifth Larger Property**) to Broad Tie Up Private Limited (being the Owner No. 1 herein).
- 4.19 **Ownership of Second Portion of Fifth Larger Property:** By a Deed of Conveyance dated 3<sup>rd</sup> December, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 13, at Pages 1678 to 1691, being Deed No. 5210 for the year 2013, Jay Mukherjee sold divided and demarcated land measuring 2.6664 (two point six six four) decimal equivalent to 1.613 (one point six one three) *cottah*, more or less, out of 8 (eight) decimal, comprised in R.S./L.R. *Dag* No. 14, recorded under L.R. *Khatian* Nos.863, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of Fifth Larger Property**) to Broad Tie Up Private Limited (being the Owner No. 1 herein).
- 4.20 **Records of Rights:** Broad Tie Up Private Limited (being the Owner No. 1 herein) has recorded its name in the records of Land Reforms Settlements, under L.R. *Khatian* No.1839 in respect of the Fifth Larger Property.
- 4.21 **Ownership of Sixth Property:** Thus, Broad Tie Up Private Limited (being the

Owner No. 1 herein) became the owner of land measuring 8 (eight) decimal equivalent to 4.839 (four point eight three nine) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 14, recorded under

L.R. *Khatian* No. 1839, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of Fifth Larger Property and Second Portion of Fifth Larger Property, collectively **Fifth Larger Property**].

- 4.22 **Ownership of Madhusree Das *alias* Madhushri Das:** By a Deed of Gift dated 19<sup>th</sup> July, 2016, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 1611-2016, at Pages 115891 to 115908, being Deed No.6071 for the year 2016, Govinda Das gifted land measuring 8 (eight) decimal equivalent to 4.84 (four point eight four) *cottah*, more or less, being the entirety of R.S./L.R. *Dag* No.15, recorded under L.R. *Khatian* No. 1469, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, in favour of Madhusree Das *alias* Madhushri Das.
- 4.23 **Ownership of Sixth Larger Property:** By a Deed of Exchange dated 7<sup>th</sup> May, 2019, registered at the office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No. 1901-2019, at Pages 144932 to 144964, being Deed No.2968 for the year 2019 made between Madhusree Das *alias* Madhushri Das (being the first party therein) and Recoup Tracom Private Limited and Darpad Promoters Private Limited (collectively being the second parties there), Recoup Tracom Private Limited (being the Owner No. 5 herein) and Darpad Promoters Private Limited (being the Owner No. 8 herein) jointly became the owners of land measuring 8 (eight) decimal equivalent to 4.84 (four point eight four) *cottah*, more or less, being the entirety of R.S./L.R. *Dag* No.15, recorded under L.R. *Khatian* No. 1469, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Sixth Larger Property**).
- 4.24 **Records of Rights:** Recoup Tracom Private Limited (being the Owner No. 5 herein) and Darpad Promoters Private Limited (being the Owner No. 8 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* No. 1840 in respect of the Sixth Larger Property.
- 4.25 **Ownership of First Portion of Seventh Larger Property:** By a Deed of Conveyance dated 7<sup>th</sup> October, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2089 to 2106, being Deed No. 9148 for the year 2013, Durlabd Pathali, Sukumar Patali and Mousumi Patali jointly sold divided and demarcated

land measuring 2.3331 (two point three three three one) decimal equivalent to 1.411 (one point four one one) *cottah*, more or less, out of 10 (ten) decimal, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* Nos. 1678, 1664 and 1570, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of Seventh Larger Property**) to Recoup Tracom Private Limited (being the Owner No. 5 herein).

- 4.26 **Ownership of Second Portion of Seventh Larger Property:** By a Deed of Conveyance dated 7<sup>th</sup> October, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2107 to 2124, being Deed No. 9149 for the year 2013, Durlabd Pathali, Sukumar Patali and Mousumi Patali jointly sold divided and demarcated land measuring 2.3331 (two point three three three one) decimal equivalent to 1.411 (one point four one one) *cottah*, more or less, out of 10 (ten) decimal, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* Nos. 1678, 1664 and 1570, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of Seventh Larger Property**) to Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.27 **Ownership of Third Portion of Seventh Larger Property:** By a Deed of Conveyance dated 7<sup>th</sup> October, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2125 to 2142, being Deed No. 9150 for the year 2013, Durlabd Pathali, Sukumar Patali and Mousumi Patali jointly sold divided and demarcated land measuring 1.999 (one point nine nine nine) decimal equivalent to 1.209 (one point two zero nine) *cottah*, more or less, out of 10 (ten) decimal, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* Nos. 1678, 1664 and 1570, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Portion of Seventh Larger Property**) to Darpad Promoters Private Limited (being the Owner No. 8 herein).
- 4.28 **Ownership of Fourth Portion of Eighth Larger Property:** By a Deed of Conveyance dated 16<sup>th</sup> December, 2020, registered at the office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No.1901-2021, at Pages 15833 to 15872, being Deed No. 5350 for the year 2020, Bhajan Sardar sold land measuring 4 (four) decimal equivalent to 2.42 (two point four two) *cottah*, more or less, out of 10 (ten) decimal, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* No. 2486, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fourth Portion of Seventh Larger Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (ii) Darpad Promoters Private Limited (being the Owner No. 8 herein).

- 4.29 **Records of Rights:** Recoup Tracom Private Limited (being the Owner No. 5 herein) and Darpad Promoters Private Limited (being the Owner No. 8 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos. 1840 and 1949 in respect of the Seventh Larger Property, each of them having their respective share therein.
- 4.30 **Ownership of Seventh Larger Property:** Thus, Recoup Tracom Private Limited (being the Owner No. 5 herein) and Darpad Promoters Private Limited (being the Owner No. 8 herein) became the owners of land measuring 10.66 (ten point six six) decimal equivalent to 6.451 (six point four five one) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* Nos. 1840 and 1949, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of Seventh Larger Property, Second Portion of Seventh Larger Property, Third Portion of Seventh Larger Property and Fourth Portion of Seventh Larger Property, collectively **Seventh Larger Property**].
- 4.31 **Ownership of First Portion of Eighth Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No.20, at Pages 198 to 214, being Deed No. 6263 for the year 2012, Bengal Greenfield Housing Development Company Limited sold land measuring 3.34 (three point three four) decimal equivalent to 2.02 (two point zero two) *cottah*, more or less, out of 20 (twenty) decimal, comprised in R.S./L.R. *Dag* No.17, recorded under L.R. *Khatian* No.627, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of Eighth Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein).
- 4.32 **Ownership of Second Portion of Eighth Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No.20, at Pages 231 to 247, being Deed No. 6265 for the year 2012, Bengal Greenfield Housing Development Company Limited sold land measuring 6.66 (six point six six) decimal equivalent to 4.036 (four point zero three six) *cottah*, more or less, out of 20 (twenty) decimal, comprised in R.S./L.R. *Dag* No.17, recorded under L.R. *Khatian* No.627, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of**

**Eighth Larger Property)** to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No.4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein).

- 4.33 **Ownership of Third Portion of Eighth Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No.20, at Pages 435 to 450, being Deed No. 6279 for the year 2012, Bengal Greenfield Housing Development Company Limited sold land measuring 10 (ten) decimal equivalent to 6.0606 (six point zero six zero six) *cottah*, more or less, out of 20 (twenty) decimal, comprised in R.S./L.R. *Dag* No.17, recorded under L.R. *Khatian* No.627, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Portion of Eighth Larger Property**) to Geranium Projects Private Limited (being the Owner No. 7 herein).
- 4.34 **Records of Rights:** (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) and Geranium Projects Private Limited (being the Owner No. 7 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840, 1837 and 1841/1 in respect of the Eighth Larger Property, each of them having their respective share therein.
- 4.34 **Ownership of Eighth Larger Property:** Thus, (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) and Geranium Projects Private Limited (being the Owner No. 7 herein) became the owners of land measuring 20 (twenty) decimal equivalent to 12.1166 (twelve point one one six six) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.17, recorded under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub- Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of Eighth Larger Property, Second Portion of Eighth Larger Property and Third Portion of Eighth Larger Property, collectively **Eighth Larger Property**].



- 4.35 **Ownership of Ninth Larger Property:** By a Deed of Conveyance dated 18<sup>th</sup> September, 2014, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 23, at Pages 2711 to 2726, being Deed No.9285, Balaram Das sold land measuring 3.255 (three point two five five) decimal equivalent to 1.9695 (one point nine six nine five) *cottah*, more or less, out of 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No.18, recorded under L.R. *Khatian* No. 1658 and 1656, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Ninth Larger Property**) to Recoup Tracom Private Limited (being the Owner No. 5 herein).
- 4.36 **Records of Rights:** Recoup Tracom Private Limited (being the Owner No. 5 herein) has recorded its name in the records of Land Reforms Settlements, under L.R. *Khatian* No.1840 in respect of the Ninth Larger Property.
- 4.37 **Ownership of First Portion of Tenth Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 20, at Pages 149 to 164, being Deed No. 6260 for the year 2012, Bengal Greenfield Housing Development Company Limited sold land measuring 14 (fourteen) decimal equivalent to 8.484 (eight point four eight four) *cottah*, more or less, out of 29 (twenty nine) decimal, comprised in R.S./L.R. *Dag* No. 19, recorded under L.R. *Khatian* No.532, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of Tenth Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein).
- 4.38 **Ownership of Second Portion of Tenth Larger Property:** By a Deed of Conveyance dated 8<sup>th</sup> June, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 18, at Pages 264 to 279, being Deed No. 6267 for the year 2012, Bengal Greenfield Housing Development Company Limited sold land measuring 7.25 (seven point two five) decimal equivalent to 4.394 (four point three nine four) *cottah*, more or less, out of 29 (twenty nine) decimal, comprised in R.S./L.R. *Dag* No. 19, recorded under L.R. *Khatian* No.,8, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion**

**of Tenth Larger Property**) to (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein).

- 4.39 **Records of Rights:** (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837 in respect of the Tenth Larger Property, each of them having their respective share therein.
- 4.40 **Ownership of Tenth Property:** Thus, (i) Broad Tie Up Private Limited (being the Owner No. 1 herein) (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) (iii) Browse Merchants Tie Up Private Limited (being the Owner No. 3 herein) (iv) Majestic Conclave Private Limited (being the Owner No. 4 herein) (v) Recoup Tracom Private Limited (being the Owner No. 5 herein) and (vi) Recoup Vinimay Private Limited (being the Owner No. 1 herein) became the owners of land measuring 21.25 (twenty one point two five) decimal equivalent to 12.878 (twelve point eight seven eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.19, recorded under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas [comprising of the First Portion of Tenth Larger Property and Second Portion of Tenth Larger Property, collectively **Tenth Larger Property**].
- 4.41 **Ownership of Larger Property:** Thus, by virtue of the aforesaid deeds and records of rights, the Owners have become the owner of land measuring 137.244 (one hundred thirty seven point two four four) decimal equivalent to 83.0637 (eighty three point zero six three seven) *cottah*, more or less, i.e. the Said Larger Property (comprising of the First Larger Property, the Second Larger Property, the Third Larger Property, the Fourth Larger Property, the Fifth Larger Property, the Sixth Larger Property, the Seventh Larger Property, the Eighth Larger Property, the Ninth Larger Property and the Tenth Larger Property) each of them having their respective shares therein.
- 4.41 **Ownership of Said Property:** The Said Property is a part of the Larger Property, comprising of (i) 19 (nineteen) decimal equivalent to 11.4963 (eleven point four nine six three) *cottah*, more or less out of the First Larger Property (**First**

**Property**) And (ii) 6.6200 (six point six two zero zero) decimal equivalent to 4.0055 (four point zero zero five five) *cottah*, more or less out of the Second Larger Property (**Second Property**) And (iii) 1.1241 (one point one two four one) decimal equivalent to 0.6801 (zero point six eight zero one) *cottah*, more or less out of the Third Larger Property (**Third Property**) A n d (iv) 15 (fifteen) decimal equivalent to 9.0760 (nine point zero seven six zero) *cottah*, more or less out of the Fourth Larger Property (**Fourth Property**) And (v) 7.4992 (seven point four nine nine two) decimal equivalent to 4.5375 (four point five three seven five) *cottah*, more or less out of the Fifth Larger Property (**Fifth Property**) And (vi) 8 (eight) decimal equivalent to 4.84 (four point eight four) *cottah*, more or less out of the Sixth Larger Property (**Sixth Property**) And (vii) 9.4994 (nine point four nine nine four) decimal equivalent to 5.7478 (five point seven four seven eight) *cottah*, more or less out of the Seventh Larger Property (**Seventh Property**) And (viii) 19 (nineteen) decimal equivalent to 11.4963 (eleven point four nine six three) *cottah*, more or less out of the Eighth Larger Property (**Eighth Property**) And (ix) 0.5250 (zero point five two five zero) decimal equivalent to 0.3176 (zero point three one seven six) *cottah*, more or less out of the Ninth Larger Property (**Ninth Property**) And (x) 17.4569 (seventeen point four five six nine) decimal equivalent to 10.5626 (ten point five six two six) *cottah*, more or less out of the Tenth Larger Property (**Tenth Property**) totaling to land 103.7946 (one hundred and three point seven nine four six) decimal equivalent to 62.9058 (sixty two point nine zero five eight) *cottah*, more or less, being the subject matter of this Non Encumbrances Report.

## 5. Conclusion:

- 5.1 (1) **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata- 700016 (2) **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (3) **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (4) **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (5) **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 101, Park Street, Police Station Park Street, Kolkata-700016 (6) **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 101, Park Street, Police Station Park Street, Kolkata-700016 (7) **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittranjan Avenue, Police Station Bowbazar, Kolkata-700012 And (8)

**Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Police Station Hare Street, Kolkata-700001 are the owners of the Said Property, each of them having their respective share therein.

- 5.2 The Owners have recorded their names in the Records of Land Reforms Settlements in respect of their respective shares in the Said Property.
- 5.3 By virtue of the aforesaid deeds and records of rights the Owners have acquired rights, title and interest in respect of the Said Property.
- 5.4 Based on available records in the concerned registration offices and B.L.&L.R.O Office, it appears that the Owners have free, good, marketable and bankable right, title and interest in respect of their respective shares in the Said Property.
- 5.5 The Searches undertaken by us specifically relate to the encumbrances created by the acts of parties and recorded in public record and land revenue.
- 5.6 Subject To our observations aforesaid, we are of the opinion that the Owners have amarketable title to the Said Property.

**Schedule  
(Said Property)**

Land classified as *Sali* measuring (i) 19 (nineteen) decimal equivalent to 11.4963 (eleven point four nine six three) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 7, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (ii) 6.6200 (six point six two zero zero) decimal equivalent to 4.0055 (four point zero zero five five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.8, under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (iii) 1.1241 (one point one two four one) decimal equivalent to 0.6801 (zero point six eight zero one) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.11, recorded under L.R. *Khatian* Nos. 1839, 1841 and 1840, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (iv) 15 (fifteen) decimal equivalent to 9.0760 (nine point zero seven six zero) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 13, recorded under L.R. *Khatian* Nos. 1839, 1841 and 1840 *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (v) 7.4992 (seven point four nine nine two) decimal equivalent

to 4.5375 (four point five three seven five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 14, recorded under L.R. *Khatian* No. 1839, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub- Registration District Baruipur, District South 24 Parganas **And** (vi) 8 (eight) decimal equivalent to 4.84 (four point eight four) *cottah*, more or less, being the entirety of R.S./L.R. *Dag* No.15, recorded under L.R. *Khatian* No. 1840, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (vii) 9.4994 (nine point four nine nine four) decimal equivalent to 5.7478 (five point seven four seven eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.16, recorded under L.R. *Khatian* Nos. 1840 and 1949, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (viii) 19 (nineteen) decimal equivalent to 11.4963 (eleven point four nine six three) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.17, recorded under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840, 1837 and 1841/1, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (ix) 0.5250 (zero point five two five zero) decimal equivalent to 0.3176 (zero point three one seven six) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.18, recorded under L.R. *Khatian* Nos.1840, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (x) 17.4569 (seventeen point four five six nine) decimal equivalent to 10.5626 (ten point five six two six) *cottah*, more or less, comprised in R.S./L.R. *Dag* No.19, recorded under L.R. *Khatian* Nos.1839, 1838, 1836, 1841, 1840 and 1837, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas

**Totaling to land 103.7946 (one hundred and three point seven nine four six) decimal equivalent to 62.9058 (sixty two point nine zero five eight) *cottah*, more or less.**

**Certification:**

1. We have caused necessary searches for the last 12 (twelve) years as to whether any document has been registered in respect of the Said Property in the concerned registration offices. No document adverse to the title of the Owners in respect of the Said Property appears to have been registered by the Owners or by their predecessors-in-title during the aforesaid period.
2. We have also caused necessary searches for the last 12 (twelve) years as to whether any Title Suit and Title Execution or Money Suit and Money Execution in the concerned courts has been filed in respect of the Said Property. No such

Title Suit and Title Execution or Money Suit and Money Execution appears to have been filed as per the Certificates issued by the concerned Court Officers.

3. From the available records and reports it appears to us that the Said Property is free from all encumbrances of any kind whatsoever and the Said Property has a clear, free and marketable title.

Signature: *Sujata Ghosh, Advocate*

Date: 12 - 01 - 2023