



S.K.LATH & CO.

ADVOCATES

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PAN No. AAVFS6658P

www.sklathco.com

Partners :

Navveen Lath

Kapil Lath

Dated: 13.04.2023

To,

GANGOTRI GROUP

Godrej Genesis Building,

Block – EP & GP, Unit No. 1006,

10th Floor, Sec. - V, Salt Lake,

Kolkata - 700 091

NON - ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

SUB:- ALL THAT the demarcated piece or parcel of Land admeasuring an area of **3 Bighas 14 Cottahs 05 Chittaks and 17 Square Feet** more or less equivalent to 53522 Square Feet more or less equivalent to **122.6545 decimals** more or less comprised in C.S. Dag Nos.788, 841 (Part), 842, 844, 845, 899 (part) and C.S. Dag No.910 corresponding to R.S. Dag Nos. 2607, 2701, 2703, 2724, 2725, 2726, 2727 and 2728 corresponding to **L.R. Dag Nos. 2015, 2122, 2124, 2145, 2146, 2147, 2148 and 2149** appertaining to **L.R. Khatian No. 3729** together with tin-shed shed and structures thereon having a total area of **12249 sq.ft.** more or less situate lying at and being presently **Holding No. 65, Calcutta Jessore Road**, under Ward No. 25 within South Dum Dum Municipality in .L. No. 20, R. S. No.154 of Mouza Satgachhi, Nagerbazar P.S. Dum Dum, Sub-Registration Office Cossipore Dum Dum in the District of North 24-Parganas and previously portion of Premises No. 35, Calcutta Jessore Road being Municipal Holding Nos. 51 and 53 and portion of Premises No.9, Calcutta Jessore Road, (collectively called as "**Said Property**").

PRESENT OWNER: DIES AND TOOLS LTD., (PAN: AAACD8884E) (CIN: U28939WB1959PLC024466) (Registration No.: 024466) an unlisted non-government public company limited by shares incorporated under the Companies Act, 1956, having its registered office at No. 35, Jessore Road, Nager Bazar, Kolkata, West Bengal 700028.





SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED: -

1. Deed of Indenture dated 08.02.1934, registered at the office of A.D.S.R., Calcutta vide Book No. I, Volume No. 19, Pages from 170 to 180, **Being No. 0417** for the year 1934.
2. Deed of Indenture dated 05.04.1938, registered at the office of A.D.S.R., Calcutta vide Book No. 1, Volume No. 58, Pages from 80 to 89, **Being No. 1370** for the year 1938.
3. Deed of Indenture dated 09.05.1938, registered at the office of A.D.S.R., Calcutta vide Book No. I, Volume No. 53, Pages from 254 to 257, **Being No. 1732** for the year 1938.
4. Deed of Indenture dated 06.05.1960, registered at the office of R.A., Calcutta vide Book No. I, Volume No. 71, Pages from 84 to 93, **Being No. 2256** for the year 1960.
5. Deed of Indenture dated 28.04.1961, registered at the office of R.A., Calcutta vide Book No. I, Volume No. 68, Pages from 33 to 43, **Being No. 2053** for the year 1961.
6. Indenture (Deed of Exchange) dated 29.07.1964, registered at the office of Sub-Registrar, Dum Dum vide Book No. I, Volume No.85, Pages from 150 to 155, **Being No.6247** for the year 1964.
7. Site Plans
8. R.S. Record of Rights
9. L.R. Record of Rights.
10. South Dum Dum Municipality Tax Receipt dated 8.4.2022.

DEVOLUTION OF TITLE: -

WHEREAS at all material times, one Behari Lal Dutt was absolutely seized and possessed of and/or well sufficiently entitled to as sole and absolute owner of piece and parcel of Maurashi Mokarari land situated lying at and being Premises No.25, Jessore Road, within South Dum Dum Municipality in Mouza Satagachi, Nagerbazar, District 24-Parganas (the said land).

AND WHEREAS by a Deed of Trust dated 08.02.1934, registered at the office of Registrar of Assurance, Calcutta vide Book No. I, Volume No. 19, Pages from 170 to 180, **Being No. 0417** for the year 1934, made between the said Behari Lal Dutt as Settlor therein of the One Part and Kartick Chandra Dutt and Panchanon Dutt, both sons of the said Behari Lal Dutt, as the Trustees of the Other Part, the said Behari Lal Dutt did for the consideration therein mentioned grant, transfer and convey the said land unto the said Trustees Kartick Chandra Dutt and Panchanon Dutt, To have and To Hold the same for the said Settlor Behari Lal Dutt during the term of his natural life and upon his demise upon the Trusts and subject to the conditions therein particularly mentioned.





AND WHEREAS the said Behari Lal Dutt died intestate on the 10.02.1934 and the said Kartick Chandra Dutt carrying out and executing the Trusts as in the said Deed of Trust mentioned jointly with the said Panchanon Dutt, died on 10.03.1938 leaving behind him surviving his two sons namely Ananta Kumar Dutt and Chand Kumar Dutt and Srimati Niharbala Dassee being the widow of his pre-deceased son Premtosh Dutt as his legal heirs. His wife Srimati Subasini Dassee had pre-deceased him.

AND WHEREAS by a Deed of Relinquishment and Agreement dated 5th April,1938 made between the said Srimati Niharbala Dassee of the One Part and the said Ananta Kumar Dutt and Chand Kumar Dutt of the Other Part and registered at the Office of the Registrar of Assurances, Calcutta in Book No. I, Volume No.58, Pages 80 to 89, **Being Deed No. 1370** for the year, 1938, the said Srimati Niharbala Dassee did relinquish and surrender all her right, title and interest in the entire estate of the said Kartick Chandra Dutt in favour of the said Ananta Kumar Dutt and Chand Kumar Dutt as in the said Deed particularly mentioned.

AND WHEREAS by a Deed of Appointment of New Trustee dated 9th May,1938 made between the said Panchanon Dutt of the One Part and the said Ananta Kumar Dutt of the Other Part and registered at the Office of the Registrar of Assurances, Calcutta in Book No. I, Volume No.53, Pages 254 to 257, Being **Deed No. 1732** for the year, 1938, the said Panchanon Dutt as sole surviving Trustee in exercise of the powers in that behalf and according to the provisions contained in the said Deed of Trust did appoint the said Ananta Kumar Dutt to be the Trustee in the place and stead of the said deceased Kartick Chandra Dutt to hold the Trust Estate including the said land upon the Trusts and subject to the conditions as mentioned in the said Deed of Trust.

AND WHEREAS subsequently the said land being Premises No. 25, Calcutta Jessore Road was recorded as **Premises No. 35, Calcutta Jessore Road.**

AND WHEREAS by an Indenture dated 06.05.1960, registered at the office of R.A., Calcutta vide Book No. I, Volume No. 71, Pages from 84 to 93, **Being No. 2256 for the year 1960**, the said Panchanon Dutt and Ananta Kumar Dutt as Vendor therein with the consent and concurrence of the Beneficiaries being the said Panchanon Dutt, Ananta Kumar Dutt and Chand Kumar Dutt, sold, transferred and conveyed **ALL THAT** piece and parcel of Maurashi Mokrari land admeasuring an area of **4 Bighas 19 Cottahs 6 Chittacks and 19 Square Feet** be the same a little more or less together with trees brick built buildings thereon situate lying at and being a divided and demarcated portion of the said Premises No.35, Calcutta Jessore Road, within 24-Parganas and comprised in Mouza Satagachi, Nagerbazar, J.L. No.21, District 24-Parganas within





C.S. Dag Nos. 841 (Part) and C.S. Dag No.842 in old Khatian No.25, C.S. Dag Nos.844, 845 in old Khatian No.248, C.S. Dag No.899 (part) in old Khatian Nos.349,25 and C.S. Dag No.910 in old Khatian No.364 unto and in favour of the Purchaser being the said **Dies and Tools Ltd.**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by another Indenture dated 28.04.1961, registered at the office of R.A., Calcutta vide Book No. I, Volume No. 68, Pages from 33 to 43, **Being No. 2053** for the year 1961, the said Panchanon Dutt and Ananta Kumar Dutt as Vendor therein with the consent and concurrence of the Beneficiaries being the said Panchanon Dutt, Ananta Kumar Dutt and Chand Kumar Dutt, further sold, transferred and conveyed **ALL THAT** piece and parcel of Maurashi Mokrari land admeasuring an area of **7 Chittacks and 21 Square Feet** be the same a little more or less situate lying at and being a divided and demarcated portion formed out of the remaining portion of the Premises No. 35, Calcutta Jessore Road, within South Dum Dum Municipality and comprised in Mouza Satagachi, Nagerbazar, District 24-Parganas within C.S. Dag Nos. 841 unto and in favour of the Purchaser being the said **Dies and Tools Ltd.**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by an Indenture (Deed of Exchange) dated 29.07.1964, registered at the office of Sub-Registrar, Dum Dum vide Book No. I, Volume No.85, Pages from 150 to 155, **Being No.6247** for the year 1964, and made between one Ghewar Chand Rampuria on the One Part and the Present Owner i.e. **Dies and Tools Ltd** on the Other Part, the said Ghewar Chand Rampuria **transferred** one demarcated piece and parcel of land having an area of **1 Cottah, 14 Chittacks and 9 sq.ft.** more or less along with brick built structure thereon situated and lying at and being the demarcated portion of Premises No.9, Calcutta Jessore road (formerly 24, Jessore Road) in Mouza Satagachi, Nagerbazar, Thana Dum Dum District 24-Parganas within C.S. Dag No.788 (part) unto and in favour of the said **Dies and Tools Ltd.**, **in exchange** of one demarcated piece and parcel of land having an area of **4 Cottahs, 12 Chittacks and 28 sq.ft.** more or less along with brick built structure thereon situated and lying at and being the demarcated portion of Premises No.36/1, Calcutta Jessore road (formed out of 35, Jessore Road) in Mouza Satagachi, Nagerbazar, Thana Dum Dum District 24-Parganas within C.S. Dag No.841 (part) and C.S. Dag No.899 (part) from the said **Dies and Tools Ltd.**, which the said Ghewar Chand Rampuria got entitled to thereto.

AND WHEREAS pursuant to aforesaid, the Present Owner i.e. **Dies and Tools Ltd** became the sole and absolute owner of **ALL THAT** piece and parcel of land admeasuring an area of **4 Bighas 16 Cottahs 15 Chittacks and 21 Square Feet be the same a little more or less** together with





trees brick built buildings thereon situate lying at and being a divided and demarcated portion formed out of the remaining portion of the **Premises No.35, Calcutta Jessore Road**, within South Dum Dum Municipality and comprised in Mouza Satagachi, Nagerbazar, District 24-Parganas within C.S. Dag Nos.788, 841 (Part), 842, 844, 845, 899 (part) and C.S. Dag No.910 (the said land).

AND WHEREAS subsequently, after the Revisional Settlement (R.S.) came into force and during the new survey, the said C.S. Dag Nos.788, 841 (Part), 842, 844, 845, 899 (part) and C.S. Dag No.910 were recognized and identified as **R.S. Dag Nos. 2607, 2701, 2702, 2703, 2724, 2725, 2726, 2727, 2728**, where under the name of the Present Owner i.e. **Dies and Tools Ltd** reflected in the Revisional Settlement (R.S.) in the following manner **under which an area of 7.92 decimals** was found recorded which included the area of 1 Cottah, 14 Chittacks and 9 sq.ft. more or less received by the Present Owner i.e. **Dies and Tools Ltd vide recited** Indenture (Deed of Exchange) dated 29.07.1964.

| R.S.DAG NO. | AREA (IN ACRE) | TOTAL AREA |
|-------------|----------------|---|
| 2607 | 0.0792 | 1.5917 acre equivalent to 159.17 decimals equivalent to 96.4666 Cottahs |
| 2701 | 0.1256 | |
| 2702 | 0.0918 | |
| 2703 | 0.2014 | |
| 2724 | 0.1569 | |
| 2725 | 0.0290 | |
| 2726 | 0.2982 | |
| 2727 | 0.5368 | |
| 2728 | 0.0728 | |

AND WHEREAS subsequently after the L.R. Settlement came into effect, the said R.S. Dag Nos. 2607, 2701, 2702, 2703, 2724, 2725, 2726, 2727, 2728 were recognized and identified as **L.R. Dag Nos. 2015, 2122, 2123, 2124, 2145, 2146, 2147, 2148, 2149**.

AND WHEREAS the present owner got its name mutated in the Assessment records of the South Dum Dum Municipality vide Assessment **No.1202901505196** and the said land was reassessed and renumbered as **Holding No.65, Calcutta Jessore Road** under Ward No.25 of the South Dum Dum Municipality being previously portion of Premises No.35, Calcutta Jessore Road being Municipal Holding Nos. 51 and 53 **and** portion of Premises No. 9, Calcutta Jessore Road.





AND WHEREAS the present Owner herein caused a demarcated area of **22.63 Cottahs** more or less out of the total area of the land and being demarcated portion of Premises No.35, Jessore Road, P.S. Dum Dum, Kolkata 700028 being Municipal Holding Nos.51 and 53, comprised in C S Dag Nos.841 (Part) and 842 Dag Nos.844 and 845 and Dag No.899 (Part), J.L. No.20, R.S. No.156, in Touzi No.160, Mouza Satgachi in the District of North 24 Parganas, duly developed as a Project through a builder having separate **Holding Number being Holding No. 65/18, Jessore Road**, North 24 Parganas as per a plan sanctioned by then Sanctioning Authority.

AND WHEREAS the present owner has its name mutated in the Assessment records of the concerned BL&LRO for an area 151.25 decimals out of which an area of **3 Bighas 14 Cottahs 05 Chittaks and 17 Square Feet** more or less equivalent to **122.6545 decimals** more or less **under L.R. Khatian No.3729 is the subject matter of our report.**

AND WHEREAS pursuant to aforesaid the Present Owner i.e. **Dies and Tools Ltd** is the sole and absolute owner of **ALL THAT** piece and parcel of land admeasuring an area of **3 Bighas 14 Cottahs 05 Chittaks and 17 Square Feet** more or less equivalent to 53522 Square Feet more or less equivalent to **122.6545 decimals** more or less comprised in C.S. Dag Nos.788, 841 (Part), 842, 844, 845, 899 (part) and C.S. Dag No.910 corresponding to R.S. Dag Nos. 2607, 2701, 2703, 2724, 2725, 2726, 2727 and 2728 corresponding to **L.R. Dag Nos. 2015, 2122, 2124, 2145, 2146, 2147, 2148 and 2149** appertaining to **L.R. Khatian No. 3729** together with brick built buildings thereon situate lying at and being presently **Holding No. 65, Calcutta Jessore Road**, under Ward No. 25 within South Dum Dum Municipality in Mouza Satgachhi, Nagerbazar Thana Dum Dum, Sub-Registration Office Cossipore Dum Dum in the District of North 24-Parganas and previously portion of Premises No. 35, Calcutta Jessore Road **and** portion of Premises No.9, Calcutta Jessore Road and has been paying all rates and taxes to the Municipality as well other Competent Authority including B.L. & L.R.O. having jurisdiction.

| L.R.DAG NO. | KHATIAN NO. | AREA (in decimals) | CLASSIFICATION |
|--------------|-------------|--------------------|----------------|
| 2122 | 3729 | 6.64 | Bagan |
| 2124 | | 6.64 | Bagan |
| 2145 | | 15.69 | Bastu |
| 2146 | | 2.9 | Bastu |
| 2147 | | 23.9 | Danga |
| 2148 | | 51.68 | Viti |
| 2149 | | 7.28 | Bagan |
| 2015 | | 7.92 | Viti |
| TOTAL | | 122.65 | |





SEARCH CONDUCTED:

1. We have carried out Registration office searching at the Registration Offices at A.R.A., Kolkata, D.S.R., Barasat and A.D.S.R. Cossipore, Dum Dum for last 30 years from the year (1992 to 2022), (till 03.11.2022/04.11.2022) connected with both R.S. Dag Nos. 2607, 2701, 2702 (not part of the said property), 2703, 2724, 2725, 2726, 2727, 2728 and L.R. Dag Nos. 2015, 2122, 2124, 2145, 2146, 2147, 2148, 2149, L.R. Khatian Nos. 3729, 3750 within Mouza: Satgachi, J.L. No. 20, Police Station: Dum Dum, District: North 24 Parganas, to ascertain any adverse entry pertaining to the said property affecting the clear and marketable title of the present owner upon the said property.
2. Court Search in the name of the Present Owner i.e. Dies and Tools Ltd. for last 13 years from the year (2011 to 2022) (till 10.11.2022), to ascertain any pendency of any suit against the present owner.
3. We have also conducted online search in the records of Registrar of Companies, West Bengal (ROC) the name of the Present Owner i.e. Dies and Tools Ltd till 08.11.2022 to ascertain any charge created upon the said property by the present owner.
4. We have also conducted online search at www.banglarbhumi.gov.in for ascertaining the mutation status of the present owner and classification status of the land at B.L.&L.R.O. having jurisdiction.

FINDINGS AND OBSERVATIONS:

1. We have noticed between the recited Indenture (Deed of Exchange) dated 29.07.1964, registered at the office of Sub-Registrar, Dum Dum vide Book No. I, Volume No.85, Pages from 150 to 155, **Being No.6247** for the year 1964 and Revisional Settlement (R.S.) that in the recited Deed of Exchange, the Present Owner i.e. **Dies and Tools Ltd.** got entitled to an area of **1 Cottah, 14 Chittacks and 9 sq.ft.** more or less along with brick built structure thereon situated and lying at and being the demarcated portion of Premises No.9, Calcutta Jessore road (formerly 24, Jessore Road) in Mouza Satagachi, Nagerbazar, Thana Dum Dum District 24-Parganas within C.S. Dag No.788 (part) and as per R S record of right, the Present Owner i.e. **Dies and Tools Ltd.** was the recorded owner of **an area of 7.92 decimals, which indicates ownership upon an area of 7.92 decimals on the basis of R S record of rights irrespective the differential area** in favour the Present Owner i.e. **Dies and Tools Ltd.** is not available.
2. We have further noticed upon the perusal of the Revisional Settlement Record (R S Parcha) that a total area of **159.17 decimals** was found mutated in the records of BL&





- LRO having jurisdiction comprised in **R.S. Dag Nos. 2607, 2724, 2728, 2727, 2725, 2726, 2701, 2702 and 2703.**
3. We have further noticed upon the perusal of the L.R. Record of Rights that the name of the present owner is mutated in the Assessment records of the concerned BL&LRO for an area 151.25 decimals **under L.R. Khatian No.3729** which exceeds our report area of **3 Bighas 14 Cottahs 05 Chittaks and 17 Square Feet** more or less equivalent to **122.6545 decimals** more or less.
 4. We have noticed from the C S record that C S Dag No. 842 contained an area of 8.94 decimals and corresponding to R S Dag No.2725, L R dag No.2146 comprises of 2.90 decimals, which reflects a decrease in Dag Area by 6.04 decimals.
 5. We have noticed that the present owner has developed and sold a demarcated area of **22.63 Cottahs (separate Project)**, hence the ownership area remaining and held with the present owner is **74.3360 Cottahs** more or less.
 6. We have not found any documentary evidence relating to change of six Cadastral Survey numbers into nine R S Settlement Numbers.
 7. We have noticed from the perusal of South Dum Dum Municipality Tax Receipt dated 8.4.2022 that the name of the Present Owner is duly mutated in the Assessment records of the South Dum Dum Municipality vide Assessment No.1202901505196 connected with **Holding No.65, Calcutta Jessore Road** under Ward No.25 of the South Dum Dum Municipality being previously portion of Premises No.35, Calcutta Jessore Road being Municipal Holding Nos.51 and 53 and portion of Premises No.9, Calcutta Jessore road.
 8. We have noticed that there is a stamp on one of the plans showing a Plan No.150 dated 17.05.1960 stamped by the Municipality.

REPORT:

Pursuant to such registration offices searches, we have found no adverse entry in connection with the said property subject to any omission or error by the Registration Office in recording the same. However we have found several transactions relating to Holding No.65/18, Cal Jessore Road, which is the demarcated developed portion by the present owner and not affecting the said property.

Further pursuant to such court search, we have found no suit pending against the present owner in connection with the said Property.

Further pursuant to such online search at www.banglarbhumi.gov.in for ascertaining the mutation status of the present owner and classification status of the land at B.L.&L.R.O. having





jurisdiction, we have found the name of the Present Owner duly mutated in the Assessment records of the concerned BL&LRO for an area 151.25 decimals which exceeds the area of 3 Bighas 14 Cottahs 05 Chittaks and 17 Square Feet more or less equivalent to **122.6545 decimals** more or less under L.R. Khatian No.3729 (said property) and further we have found the classification of land comprised in L.R. Dag Nos.2145 and 2146 as Bastu, Classification of land comprised in L.R. Dag Nos.2015 and 2148 as Viti, Classification of land comprised in L.R. Dag Nos.2122, 2124, 2149 as Bagan and Classification of land comprised in L.R. Dag No.2147 as Danga.

Further pursuant to online search at ROC, we have not found any charges in the name of the present owner.

There is no tracing of Minor Interest in the Devolution of Title.

There is no tracing of Leasehold interest in the Devolution of Title.

OPINION:

Subject to our observations and findings as stated herein above and pursuant to examination of the photocopy of the Title Deeds and other documents, search conducted at the registration offices, court, B.L. & L.R.O. (Online) and ROC, **WE ARE OF THE OPINION** that the title of the present Owner i.e. **DIES AND TOOLS LTD. upon the said Property comprising** an area of **74.3360 Cottahs** be the same a little more or less appears to be clear and marketable **subject to** the clarifications as regards to final Dag Numbers along with respective areas comprised in each Dags as per present survey on the basis of C.S. Plot Numbers corresponding to R.S. Dag Nos. 2607, 2701, 2703, 2724, 2725, 2726, 2727, 2728 and L.R. Dag Nos. 2015, 2122, 2145, 2146, 2147, 2148, 2149 after sale and transfer of 22.63 Cottahs and **further subject to** obtaining of NOC from Urban Land Ceiling Department since no plan has been supplied to us in supporting to the structure standing thereon and the present owner as a single entity is holding the ownership of the subject Property above the prescribed ceiling limit within the provisions of Urban Land Ceiling and Regulation Act 1976.

ADVICE:

1. To inspect all the Original recited Deeds and other related documents.
2. To cause a Survey of the present situation of the property through a certified surveyor in order to ascertain the actual area of the subject property in physical possession of the present owner and to further ascertain the area comprised in each L.R. Dag numbers and





to further ascertain the Dag Numbers in which any part or portion was sold for the Project comprising of 22.63 Cottahs.

3. To complete conversion of the classification of the land comprised in the said Property in the event, any Project is planned to be developed upon the said Property.
4. To obtain NOC from the Urban Land Ceiling Department since no plan has been supplied to us in supporting to the structure standing thereon and the present owner as a single entity is holding the ownership of the subject Property above the prescribed ceiling limit within the provisions of Urban Land Ceiling and Regulation Act 1976.

ENCLOSURES:

The Original Receipts as detailed herein for the relevant search is enclosed herewith:

1. Registry Office search being Receipt No. 341826, 341827, 341828, 341829, 341830, 341831, 341848, 341849, 341850, 341851, 341852 dated 03.11.2022, searching at the office of A.R.A., Kolkata, for the Land situated at Holding No.65, Cal Jessore Road within South Dum Dum Municipality, comprised in L.R. Dag Nos. 2015, 2122, 2124, 2145, 2146, 2147, 2148, 2149, R.S. Dag Nos. 2607, 2701, 2702, 2703, 2724, 2725, 2726, 2727, 2728, L.R. Khatian Nos. 3729, 3750 within Mouza: Satgachi, J.L. No. 20, Police Station: Dum Dum, District: North 24 Parganas for the year (1992 to 2022), **(from 01.01.1992 to 03.11.2022).**
2. Registry Office search being Receipt No.1902009783 to 1902009801 all dated 11.04.2023, searching at the office of A.R.A., Kolkata, for the Land situated at Holding No.65, Cal Jessore Road within South Dum Dum Municipality, comprised in L.R. Dag Nos. 2015, 2122, 2124, 2145, 2146, 2147, 2148, 2149, R.S. Dag Nos. 2607, 2701, 2702, 2703, 2724, 2725, 2726, 2727, 2728, L.R. Khatian Nos. 3729, 3750 within Mouza: Satgachi, J.L. No. 20, Police Station: Dum Dum, District: North 24 Parganas for the year (2002 to 11.04.2023 in which RS Plots between 2002 to 11.04.2023 (records online available from 10.11.2008 and L.R. Plots between 2015 to 11.04.2023).
3. Registry Office search being Application No. 1501037042, 1501037058, 1501037044, 1501037059, 1501037045, 1501037061, 1501037047, 1501037063, 1501037048, 1501037072, 1501037050, 1501037074, 1501037052, 1501037077, 1501037055, 1501037079, 1501037056, 1501037082, 1506009115, 1506009116, 1506009117, 1506009118, 1506009119, 1506009120, 1506009121, 1506009122 dated 03.11.2022/04.11.2022, searching at the office of D.S.R., Barasat and A.D.S.R. Cossipore,





Dum Dum, for the Land situated at Holding No.65, Cal Jessore Road within South Dum Dum Municipality, comprised in L.R. Dag Nos. 2015, 2122, 2124, 2145, 2146, 2147, 2148, 2149, R.S. Dag Nos. 2607, 2701, 2702, 2703, 2724, 2725, 2726, 2727, 2728, L.R. Khatian Nos. 3729, 3750 within Mouza: Satgachi, J.L. No. 20, Police Station: Dum Dum, District: North 24 Parganas for the year (1992 to 2022), **(from 13.07.2009 to 03.11.2022/04.11.2022).**

4. Manual Court Search bearing Serial Nos.3924 and 3925 both dated 10.11.2022 for the year 2011 to 10.11.2022 for Title Suit and Money Suit respectively in the Court of 1st Civil Judge Senior Division at Barasat.
5. Manual Court Search bearing Serial Nos.709 and 710 both dated 12.04.2023 for the year 2012 to 12.04.2023 for Title Suit and Money Suit respectively in the Court of 2nd Civil Judge Senior Division at Barasat AND Manual Court Search bearing Serial Nos.271 and 272 both dated 13.04.2023 for the year 2012 to 13.04.2023 for Title Suit and Money Suit respectively in the Court of Learned Civil Judge Junior Division at Bidhannagar.
6. Online ROC search receipt.

SCOPE OF LIMITATION:

- The Scope of our report is limited by the following general parameters.
- We have assumed that the copies of the documents provided to us (i) bear the genuine signatures, dates, stamps, seals and other markings (ii) have not been superseded by any other document not made available to us for whatever reason and (ii) are authentic and are the true extracts of the Original documents.
- We shall not be responsible or in any way held liable, in the event of any loss or damage suffered by any person on account of any statement in this report which has been prepared with utmost care and relying upon the representations made by the owner or otherwise.
- The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the client or any other person should (or should not) consummate any transaction.
- This Report has been prepared pursuant to a title due diligence exercise carried out till the date of this Report. The scope of our assignment does not extend to updating this Report for events and circumstances occurring after the dates on which the title due diligence exercise was carried out.





Disclaimer: This report is provided solely for the benefit of our client **GANGOTRI GROUP**, on the basis of the examining the title deeds, brief searching and this preliminary report may not be used or relied upon by any other person and this Report may not be relied upon by any person other than the client and may not be used for any purpose other than the consideration by the client of the Proposed Transaction and We reserve the right to amend this Report in the light of any new information received but do not undertake any obligation to do so.

Thanking You,

S. K. LATH & CO.

Partner / Authorised Signatory