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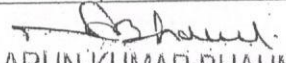
Arun Kumar Bhaumik
Advocate
Kolkata High Court

63/21, DUM DUM ROAD
(Surer Math)
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REPORT ON TITLE

Re : ALL THAT the Various pieces and parcels of land or ground including the passage or roadway and containing by estimation an area of 411.48 Decimal; comprised in R.S. & L.R. Dag No. 5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5169, 5173, 5174, under L.R. Khatian No. 1790, 3980, 4011, 4010, at Mouza - Matiagachha, Police Station - Barasat, Addl. District Sub-Registrar Barasat, and according to the settlement records of rights finally published and comprised at Pargana - Anowarpur, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the limit of Kirtipur - II, Gram Panchayet, in the District of North-24-Parganas. Details as follows :-

R.S. & L.R. Dag No.	L.R. KHATIAN NO.	SOLD AREA
5106	1790	38.39 Decimal
5128		05.13 Decimal
5129		33.00 Decimal
5130		15.00 Decimal
5131		05.02 Decimal
5132		01.92 Decimal
5136		00.46 Decimal
5137		11.63 Decimal
5138		14.00 Decimal
5139		01.28 Decimal
5140		00.25 Decimal
5141		01.55 Decimal
5142		02.00 Decimal
5143	3980 (GLF PROJECTS LIMITED),	02.00 Decimal
5144		11.00 Decimal
5145		02.00 Decimal
	4011 (NICKY COMMERCIAL PRIVATE LIMITED),	


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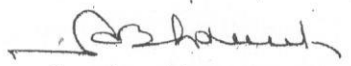
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5146	4010 (INDONEXT REALTY LLP)	145.06 Decimal
5168		07.47 Decimal
5169		60.00 Decimal
5173		07.39 Decimal
5174		46.93 Decimal
TOTAL :-		411.48 Decimal

I have examined the title deeds produced by the Owner's, I state below the devolution of title on the basis of the title deeds examined by me as follows : -

WHEREAS GLF PROJECTS LIMITED, are thus well seized and possessed of the "Shali & Khal" land measuring an area 483.56 Decimal; comprised in R.S. & L.R. Dag Nos. 5068, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5121, 5122, 5124, 5126, 5127, 5128, 5129, 5131, 5132, 5135, 5136, 5137, 5138, 5139, 5140, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5159, 5168, 5169, 5170, 5171, 5172, 5172/5202, 5173, 5175, 5175/5229, 5179, 5181, 5183, 5185, 5186, under L.R. Khatian No. 1745, 1755, 1790, 2035, 2111, 2112, 2113, 2114, 2115, 2140, 2145, 2148, 2149, 2149, 2156, 2160, 2161, 2162, 2163, 2171/3, 2172/2, 2233, 2435, 2244, 2886, 2889, 2890, 3024, 3036, 3037, 3076, 3090, 3091, 3097, 3098, 3099, 3100, 3105, 3120, 3121, 3553, 3554, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3571, at Mouza - Matiagachha, Police Station - Barasat, within the limit of Kirtipur - II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24--Paraganas and also mutated its name in the records of B.L. & L.R.O. under L.R. Khatian No. 3980.

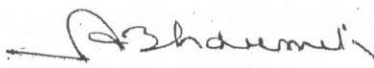

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AND WHEREAS NICKY COMMERCIAL PRIVATE LIMITED are thus well seized and possessed of the "Shali & Khal" land measuring an area 466.11 Decimal; comprised in R.S. & L.R. Dag Nos. 5007, 5102, 5103, 5104, 105, 5106, 5107, 5108, 5109, 5110, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5121, 5123, 5125, 5127, 5129, 5130, 5128, 5131, 5132, 5135, 5137, 5138, 5139, 5140, 5141, 4545, 5146, 5147, 5148, 5149, 5150, 5167, 5168, 5169, 5170, 5171, 5172, 5172/5202, 5173, 5174, 5175, 5175/5229, 5179, 5181, 5182, 5183, 5185, under L.R. Khatian No. 379, 823, 1689, 1754, 1755, 1790, 1839, 1842, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2149, 2150, 2151, 2152, 2154, 2156, 2171, 2171/2, 2233, 2266, 2277, 2434, 2686, 2693, 2702, 2703, 2886, 2887, 2888, 2889, 2890, 2891, 3300, 3301, 3002, 3003, 3004, 3016, 3019, 3033, 3038, 3040, 3043, 3044, 3045, 3065, 3074, 3075, 3077, 3079, 3083, 3105, 3129, 3138, 3166, 3039, at Mouza – Matiagachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas and also mutated its name in the records of B.L. & L.R.O. under L.R. Khatian No. 4011.

AND WHEREAS INDONEXT REALTY LLP are thus well seized and possessed of the "Shali" land measuring an area 17.58 Decimal; comprised in R.S. & L.R. Dag Nos. 5106, 5112, 5113, 5117, 5118, 5131, 5132, under L.R. Khatian No. 2233, at Mouza – Matiagachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas and also mutated its name in the records of B.L. & L.R.O. under L.R. Khatian No. 4010.


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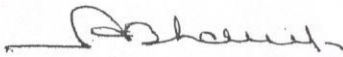
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AND WHEREAS by a Deed of Conveyance dated 17.04.2017 registered at the Office of the Addl. Registrar of Assurances - IV, Kolkata copied in Book No. I, Volume No. 1904-2017, Pages 118896 to 118984 Being No. 190403363 for the year 2017, **GLF PROJECTS LIMITED, NICKY COMMERCIAL PRIVATE LIMITED and INDONEXT REALTY LLP**, described therein as Vendors; sold, transferred and conveyed to **M/S. Jupiter Developers and M/S. Jupiter**, described therein as the Purchasers, ALL THAT piece or parcel of land measuring an area **411.48 Decimal**; comprised in R.S. Dag No. 5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5169, 5173, 5174, under L.R. Khatian No. 1790, 3980, 4011, 4010, at Mouza – Matiagachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas.

AND WHEREAS thus the aforesaid Owners herein became the absolute owners of entire property of ALL THAT piece or parcel of land measuring an area **411.48 Decimal**; comprised in R.S. Dag No. 5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5169, 5173, 5174, under L.R. Khatian No. 1790, 3980, 4011, 4010, at Mouza – Matiagachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas.

2. I have made searches for encumbrances in respect of the property for the year 1996 to 2012, in the office of the in the Addl. District Sub-Registrar Bidhannagar Salt Lake City, for the year 2012 to 2022, in the office of the in the Addl. District Sub-Registrar Rajarhat, for the year 1993 to


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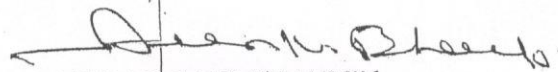
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2022, office of the District Sub Registrar - I, North 24-Parganas, and for the year 1993 to 2022, Addl. Registrar Assurances, Kolkata, and have found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

3. I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the any competent authorities. I certify that all rents, taxes and other public dues payable in respect of the property have been paid in full up to date.

5. That the land is not affected by the preview of U.L. (Ceiling & Regulation) Act, 1976.

6. I certify that M/S. JUPITER DEVELOPERS and M/S. JUPITER, have acquired a valid and marketable title to the property and the property is free from all encumbrances and attachments and fit for equitable mortgage.



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2. 12. 2022