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## **TITLE REPORT**

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

### **1. Definitions**

- 1.1. In this Report, unless it is contrary or repugnant to the subject or context:
- 1.1.1. Land measuring land measuring 77.25 (seventy seven point two five) decimal, comprised in R.S./L.R. Dag Nos. 680, 681 and 683, recorded in L.R. Khatian Nos. 1270 and 1554, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas (Said Property).
- 1.1.2. **Owners** shall mean

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

### **2. Production of Documents of Title**

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

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

#### **3.1. Online Searching**

##### **Index-II**

- 3.1.1. From the year 2009 to 2022 in respect of R.S./L.R. Dag No. 680, 681 and 683, recorded in L.R. Khatian Nos. 1270 and 1554, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas (Said Property).

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

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

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

**4. Title**

1. **First Purchase by Saswat Developer Private Limited:** By a registered Deed of Conveyance dated 12th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 4, Pages 5540 to 5557, being Deed No. 03028 for the year 2007, Oscar Business Pvt. Ltd. sold conveyed and transferred land measuring 41 decimal, more or less, comprised in R.S./L.R. Dag Nos. 680, 681 and 683, recorded in L.R. Khatian Nos. 472, 342 and 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
2. **Second Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 8th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Pages 7014 to 7039, being Deed No. 03693 for the year 2007, Sankar Bhattacharjee and Gouri Bhattacharjee sold conveyed and transferred land measuring 23.75 decimal, more or less, comprised in R.S./L.R. Dag Nos. 680 and 681, recorded in L.R. Khatian No. 470 and 1024, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
3. **Third Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 14th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 8, Pages 6106 to 6120, being Deed No. 05205 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee sold conveyed and transferred land measuring 9.25 decimal, comprised in R.S./L.R. Dag No. 680, recorded in L.R.

Khatian No. 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

4. **Fourth Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Pages 2116 to 2154, being Deed No. 152315525 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 5.29 decimal, more or less, comprised in R.S./L.R. Dag No. 680, recorded in L.R. Khatian No. 1270, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.
5. **Fifth Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 25th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Pages 2174 to 2190, being Deed No. 03435 for the year 2007, Newtral Holdings Pvt. Ltd. sold conveyed and transferred land measuring 9.25 decimal, more or less, comprised in R.S./L.R. Dag No. 681, recorded in L.R. Khatian No. 472, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
6. **Sixth Purchase by Saswat Developer Pvt. Ltd.:** By a registered Deed of Conveyance dated 28th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, being Deed No. 04102 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee sold conveyed and transferred land measuring 24.5 decimal, more or less, comprised in R.S./L.R. Dag Nos. 681 and 683, recorded in L.R. Khatian No. 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein along with another land in another Dag No.
7. **Seventh Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 2155 to 2195, being Deed No. 152315527 for the

year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 5.43 decimal, more or less, comprised in R.S./L.R. Dag No. 681, recorded in L.R. Khatian Nos. 1229, 1270, 1554 and 2960, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.

8. **Eighth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320029 to 320057, being Deed No. 152307880 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 0.40 decimal, more or less, comprised in R.S./L.R. Dag No. 681, recorded in L.R. Khatian Nos. 342 and 472, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
9. **Ninth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320058 to 320084, being Deed No. 152307881 for the year 2020, Mithun Bhattacharjee sold conveyed and transferred land measuring 13 decimal, more or less, comprised in R.S./L.R. Dag Nos. 681 and 683, recorded in R.S. Khatian No. 416, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with another land in another Dag No.
10. **Tenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 20th March 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 3, Page 7643 to 7659, being Deed No. 02599 for the year 2009, Piue Bhattacharjee sold conveyed and transferred land measuring 5.50 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian No. 1229, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.

11. **Eleventh Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 12th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 4, Page 5540 to 5557, being Deed No. 03028 for the year 2007, Oscar Business Pvt. Ltd. sold conveyed and transferred land measuring 41 decimal, more or less, comprised in R.S./L.R. Dag Nos. 680, 681 and 683, recorded in L.R. Khatian Nos. 472, 342 and 424, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
12. **Twelfth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 2nd July 2007, registered in the Office of the District Sub Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 19, Page 173 to 187, being Deed No. 09332 for the year 2007, Sankar Bhattacharjee and Gouri Bhattacharjee sold conveyed and transferred land measuring 21 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian Nos. 470 and 1024, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein, along with other lands in other Dag Nos.
13. **Thirteenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 17th December 2014, registered in the Office of the A.R.A. II, Kolkata, recorded in Book No. I, CD Volume No. 77, Page 2352 to 2366, being Deed No. 15442 for the year 2014, Biswajit Mondal sold conveyed and transferred land measuring 5.50 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian No. 1439, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.
14. **Fourteenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 21st September 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 2, Page 6848 to 6859, being Deed No. 00776 for the year 2008, Himangshu Bhusan Bhattacharyya sold conveyed and transferred land measuring 30 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in Krishi Khatian Nos. 602 and 103, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within

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Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.


15. **Fifteenth Purchase by Saswat Developer Pvt. Ltd.:** By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 2235 to 2274, being Deed No. 152315530 for the year 2019, Jyotsna Bibi, Rasid Ali Molla and Serina Bibi sold conveyed and transferred land measuring 6.43 decimal, more or less, comprised in R.S./L.R. Dag No. 683, recorded in L.R. Khatian Nos. 1270 and 1554, in Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Saswat Developer Pvt. Ltd., for the consideration mentioned therein.
16. **Mutation:** Saswat Developer Pvt. Ltd. duly mutated its name as Owner, in the records of the Land Revenue Settlement vide L.R. Khatian Nos. 1270 and 1554.
17. **Absolute Ownership of the Owner:** The right, title and interest of the Owner in the Said Property is free from all encumbrances of any and every nature whatsoever, The Owner has full right, power and authority to enter into this Agreement.

## 5. Conclusion

- 5.1. The Owners, are the co-owners of the Said Property.
- 5.2. The Developer, has the exclusive right of development of the Said Property.
- 5.3. The searches undertaken by us relate to the encumbrances created by acts of parties and recorded in public records but do not extend to the charge created by operation of any law, statutory charge and default of payment of Income Tax dues, other Government dues, dues towards Municipal rates and taxes.
- 5.4. Some of the searches done were incomplete due to non-availability of records as mentioned in Annexure B hereto.
- 5.5. Subject To our observations aforesaid, we are of the opinion that the Owners have marketable title to the Said Property and the Developer has the sole right to develop the Said Property.

Dated 30<sup>th</sup> March, 2022

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

  
**TRINA BHADURI SIL**  
Advocate  
High Court At Calcutta  
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**Annexure A**  
**(Document Produced)**

<b>Sl. No.</b>	<b>Nature, Date and Registration Particulars of Documents</b>	<b>Parties</b>	<b>Purport of the document</b>	<b>Status</b>
A1	By a registered Deed of Conveyance dated 12th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 4, Pages 5540 to 5557, being Deed No. 03028 for the year 2007.	Oscar Business Pvt. Ltd. ...First party  Saswat Developer Pvt. Ltd ...Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 41 decimal, comprised in R.S./L.R. Dag Nos. 680, 681 and 683, recorded in R.S. <i>Khatian</i> No. 472, 342 and 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A2	By a registered Deed of Conveyance dated 8th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Pages 7014 to 7039, being Deed No. 03693 for the year 2007	Sankar Bhattacharjee and Gouri Bhattacharjee ..... First party  Saswat Developer Pvt. Ltd ... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 23.75 decimal, comprised in R.S./L.R. Dag Nos. 680 and 681, recorded in R.S. <i>Khatian</i> No. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A3	By a registered Deed of Conveyance dated 14th May 2007, registered in the Office of the	Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 09.25 decimal, comprised in R.S./L.R. Dag Nos. 680, recorded in R.S.	Original/ Photocopy

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*Trina Bhaduri Sil*  
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	District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 8, Pages 6106 to 6120, being Deed No. 05205 for the year 2007	... First party  Saswat Developer Pvt. Ltd ....  Second Party	Khatian No. 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	
A4	By a registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Pages 2116 to 2154, being Deed No. 152315525 for the year 2019	Jyotsna Bibi, Rasid Ali Molla and Serina Bibi ....  First party  Saswat Developer Pvt. Ltd ....  Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 05.29 decimal, comprised in R.S./L.R. Dag Nos. 680, recorded in R.S. Khatian No. 1270, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A5	By a registered Deed of Conveyance dated 25th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 5, Pages 2174 to 2190, being Deed No. 03435 for the year 2007	Newtral Holdings Pvt. Ltd.... First party  Saswat Developer Pvt. Ltd ....  Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 09.25 decimal, comprised in R.S./L.R. Dag Nos. 681, recorded in R.S. Khatian No. 427, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy

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A6	By a registered Deed of Conveyance dated 28th May 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, being Deed No. 04102 for the year 2007	Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 24.5 decimal, comprised in R.S./L.R. Dag Nos. 681 and 683, recorded in R.S. Khatian No. 427, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A7	By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 2155 to 2195, being Deed No. 152315527 for the year 2019,	Jyotsna Bibi, Rasid Ali Molla and Serina Bibi ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 24.5 decimal, comprised in R.S./L.R. Dag Nos. 681, recorded in R.S. Khatian No. 1229, 1270, 1554 and 2960, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A8	By registered Deed of Conveyance dated 10th November 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320029 to 320057, being Deed No. 152307880 for the year 2020,	Mithun Bhattacharjee ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring .40 decimal, comprised in R.S./L.R. Dag Nos. 681, recorded in R.S. Khatian No. 342 and 472, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas.	Original/ Photocopy
A9	By registered Deed of Conveyance dated 10th November 2020,	Mithun Bhattacharjee ... First party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 13 decimal,	Original/ Photocopy

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	registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 320058 to 320084, being Deed No. 152307881 for the year 2020.	Saswat Developer Pvt. Ltd .... Second Party	comprised in R.S./L.R. Dag Nos. 681 and 683, recorded in R.S. Khatian No. 416, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	
A 10	By registered Deed of Conveyance dated 20th March 2009, registered in the Office of the A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 3, Page 7643 to 7659, being Deed No. 02599 for the year 2009	Piue Bhattacharjee ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 5.50 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 1229, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 11	By registered Deed of Conveyance dated 12th April 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 4, Page 5540 to 5557, being Deed No. 03028 for the year 2007	Oscar Business Pvt. Ltd. ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 41 decimal, comprised in R.S./L.R. Dag Nos. 680, 681 and 683, recorded in R.S. Khatian No. 472, 342 and 424, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 12	By registered Deed of Conveyance dated 2nd July 2007, registered in the Office of the District Sub Registrar II, North 24 Parganas, recorded in Book	Sankar Bhattacharjee and Gouri Bhattacharjee ... First party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 21 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 470 and 1024, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat,	Original/ Photocopy

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	No. I, CD Volume No. 19, Page 173 to 187, being Deed No. 09332 for the year 2007,	Saswat Developer Pvt. Ltd .... Second Party	District North 24 Parganas	
A 13	By registered Deed of Conveyance dated 17th December 2014, registered in the Office of the A.R.A. II, Kolkata, recorded in Book No. I, CD Volume No. 77, Page 2352 to 2366, being Deed No. 15442 for the year 2014	Biswajit Monda ... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 5.50 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No.1436, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 14	By registered Deed of Conveyance dated 21st September 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas, recorded in Book No. I, CD Volume No. 2, Page 6848 to 6859, being Deed No. 00776 for the year 2008	Himangshu Bhusan Bhattacharyya ..... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 30 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 602 and 103, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy
A 15	By registered Deed of Conveyance dated 13th December 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 – 2020, Page 2235 to 2274, being Deed No. 152315530 for the year 2019,	Jyotsna Bibi, Rasid Ali Molla and Serina Bibi .... First party  Saswat Developer Pvt. Ltd .... Second Party	By this Deed of Conveyance Saswat Developer Pvt. Ltd (Second Party) Purchase land measuring 6.43 decimal, comprised in R.S./L.R. Dag Nos. 683, recorded in R.S. Khatian No. 1270 and 1554, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, District North 24 Parganas	Original/ Photocopy

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

Index - II

R.S./L.R. Dag Nos. 680, 681 and 683, recorded in L.R. Khatian Nos. 1270 and 1554, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas (Said Property).

**Online Searching from 2009 to 2022.**

<b>Period</b>	<b>Entries Found</b>	<b>Date</b>	<b>Remarks</b>
2008	No Record Found	30.03.2022	
2009	No Record Found	30.03.2022	
2010	No Record Found	30.03.2022	
2011	No Record Found	30.03.2022	
2012	No Record Found	30.03.2022	
2013	No Record Found	30.03.2022	
2014	No Record Found	30.03.2022	
2015	No Record Found	30.03.2022	
2016	No Record Found	30.03.2022	
2017	No Record Found	30.03.2022	
2018	No Record Found	30.03.2022	

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2019	No Record Found	30.03.2022	
2020	No Record Found	30.03.2022	
2021	No Record Found	30.03.2022	
2022	No Record Found	30.03.2022	

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

*Tmsil*