

TITLE REPORT

Plots of Land containing by measurement an area of 24.197 Acres be the same a little more or less within Mouza - Mahesh, J.L. No.15 being Municipal Pemises Nos.29, 30 and 31, Kanailal Goswami Sarani (formerly No.29, Kanailal Goswami Sarani), under Ward No.17 of the Serampore Munciality, P.O. & P.S. Serampore, PIN - 712201, District - Hooghly, West Bengal

B.K. Jain & Co.
(Advocates)
6A, Kiran Shankar Roy Road,
Ground Floor, Kolkata - 700001

RE: - IN THE MATTER OF:-

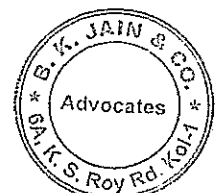
All That the pieces or parcels of Plots of Land containing by measurement an area of 24.197 Acres be the same a little more or less together with buildings and other structures whatsoever lying erected and/or built thereat situated lying at and comprised in several L.R. Dag Nos.2501, 2502, 2503, 2504, 2528, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2607, 2608, 2609, 2610, 2611, 2612, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2631, 2642 and 2643 under Khatian No.11337 (formerly old Khatian No.6559) as per the details mentioned in the Statement annexed hereto and marked Annexure "A", within Mouza - Mahesh, J.L. No.15 being Municipal Premises Nos.29, 30 and 31, Kanailal Goswami Sarani (formerly No.29, Kanailal Goswami Sarani), under Ward No.17 of the Serampore Municipality, P.O. & P.S. Serampore, PIN - 712201, District - Hooghly, West Bengal, more fully described in the Schedule hereunder written (hereinafter referred to as the "said Property");

-And-

Messrs Pyramid Enclave Private Limited (PAN No.AAECF3545N), (C.I.N. No.U45400WB 2007PTC116997), a Company incorporated under the Companies Act, 1956, having its registered office at No.P-16, Kalakar Street, Police Station - Posta, Post Office - Kalakar Street, Kolkata - 700007 (hereinafter referred to as the "OWNER");

-And-

Messrs Eden Realty Ventures Private Limited (PAN No.AAACL9697H), (C.I.N. No.U70101 WB2003PTC095829), a Company incorporated under the Companies Act, 1956, having its registered office at Metropolitan Building, 7, Jawahar Lal Nehru Road, Kolkata - 700013 (hereinafter referred to as the "DEVELOPER").

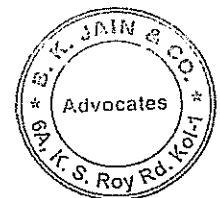


In pursuance of instructions on behalf of our clients Messrs Eden Realty Ventures Private Limited, we have perused and scrutinized the relevant deeds and documents and submit our Report and our certification on the basis thereof in respect of the "said Property".

TITLE REPORT

1. Title :-
 - 1.1. Messrs National Textile Corporation (W.B., Assam, Bihar and Orissa) Ltd. (subsequently re-named National Textile Corporation Limited) had by means of nationalization under the Sick Textiles Undertaking (Nationalization Act) 1974 acquired the ownership of the Mills Estate which was commonly known as Rampooria Cotton Mills, Mahesh, Serampore, which vested in the Central Government on and from 1st April, 1974 and was transferred to it by the Central Government.
 - 1.2. By an order dated the 15th February, 2002 the Board for Industrial & Financial Reconstruction (BIFR) sanctioned Rehabilitation Scheme of the National Textile Corporation Ltd. (NTC) and further approved the sale of its assets which included the "said Property".
 - 1.3. Pursuant to tender notice dated the 21st July, 2007 issued by NTC and the same followed by the transparent and lawful process of open tender, the Owner herein was declared to be the successful bidder and accordingly, NTC agreed to sell and/or transfer the "said Property" in favour of the Owner.
 - 1.4. By an Indenture of Conveyance dated the 13th December, 2007 registered in Book No.I, Volume No.11, Pages 52 to 67, Being No.324 for the year 2008 at the office of the Additional Registrar of Assurances-III, Kolkata, the National Textile Corporation Ltd. sold, transferred and conveyed unto and in favour of the Owner herein All That the "said Property".

Xerox copy of the said Indenture of Conveyance dated the 13th December, 2007 is annexed hereto and marked Annexure "B" hereto.
 - 1.5. In the premises aforesaid, Messrs Pyramid Enclave Pvt. Ltd., the Owner herein became seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of the "said Property".



- 1.6. Since after purchase of the "said Property" as aforesaid, the Owner herein duly applied for and got its name mutated and recorded as the Owner in the records of the Block Land and Land Reforms Officer vide Khatian No.11337.

Copies of Khatian and Plot Information issued by the office of the Directorate of Land Records and Survey, W.B. as also copies of Record of Rights are annexed hereto and collectively marked Annexure "C" hereto.

- 1.7. By a Deed of Gift dated the 25th April, 2011 registered in Book No.I, C.D. Volume No.2, Pages from 2360 to 2373, Being No.00731 for the year 2011 at the office of the Additional Registrar of Assurances-III, Kolkata, Messrs Pyramid Enclave Pvt. Ltd. transferred by way of Gift unto and in favour of Mahesh Youth Recreation Club All That a portion of the "said Property" containing piece or parcel of land measuring about 5 Cottahs 10 Chittacks and 41 Sq.ft. comprised in Dag No.2621 (Portion) in L.R. Khatian No.11337, in Mouza - Mahesh, Serampore, District - Hooghly.

Xerox copy of the said Deed of Gift dated the 25th April, 2011 is annexed hereto and marked Annexure "D" hereto.

- 1.8. On an application made by the Owner, by an order bearing No.IX-2/32(Comm)/2510/1(4)/S/2013 dated 26th May, 2016 the Collector u/s. 4C of W.B.L.R. Act, 1955 and District Land and Land Reforms Officer, Hooghly allowed change of classification of the several Plots of Land in aggregate measuring 20.689 Acres comprised in the "said Property" for the purpose of "Housing Complex" as per Section 4C(2) and (3) of the said Act, of 1955.

Copies of the said application and order dated 26.5.2016 are annexed hereto and collectively marked Annexure "E" hereto.

- 1.9. By a Joint Development Agreement dated the 14th day of March, 2018 being Deed No.190300550 for the year 2018 registered at the A.R.A.-III, Kolkata, the Owner herein retained and appointed the Developer as the Promoter/Builder to undertake development of portion of the "said Property" being Land measuring 1.82 Acres comprised in several L.R. Dag Nos.2598(P), 2585(P), 2599, 2600, 2601, 2602, 2592, 2595, 2596(P), 2597(P), 2586(P), 2590(P), 2593(P), 2594(P) under Khatian No.11337 (formerly old Khatian No.6559) within Mouza - Mahesh, J.L.



No.15 being divided and demarcated portion of Municipal Premises No.29, Kanailal Goswami Sarani, under Ward No.17 of the Serampore Municipality, P.O. & P.S. Serampore, PIN - 712201, District - Hooghly, West Bengal, on the terms and conditions recorded therein, a xerox copy whereof is annexed hereto and marked Annexure "F".

- 1.10. By another Joint Development Agreement dated the 14th day of March, 2018 being Deed No.190300548 for the year 2018 registered at the A.R.A.-III, Kolkata, the Owner herein also retained and appointed the Developer as the Promoter/Builder to undertake development of portion of the "said Property" being Land measuring 13.30 Acres comprised in several L.R. Dag Nos.2603, 2605, 2588, 2587, 2591, 2586(P), 2590(P), 2598(P), 2589, 2604, 2607, 2608, 2609, 2610, 2611, 2612, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2631 under Khatian No.11337 (formerly old Khatian No.6559) within Mouza - Mahesh, J.L. No.15 being divided and demarcated portion of Municipal Premises No.29, Kanailal Goswami Sarani, under Ward No.17 of the Serampore Municipality, P.O. & P.S. Serampore, PIN - 712201, District - Hooghly, West Bengal, on the terms and conditions recorded therein, a xerox copy whereof is annexed hereto and marked Annexure "G".
- 1.11. By another Joint Development Agreement dated the 14th day of March, 2018 being Deed No.190300551 for the year 2018 registered at the A.R.A.-III, Kolkata, the Owner herein further retained and appointed the Developer as the Promoter/Builder to undertake development of portion of the "said Property" being Land measuring 9.06 Acres comprised in several L.R. Dag Nos.2528, 2573, 2597(P), 2596(P), 2575, 2594(P), 2593(P), 2590(P), 2585(P), 2582, 2583, 2584, 2581, 2580, 2579, 2578, 2504, 2503, 2502, 2501, 2577, 2576, 2574, 2643, 2642 under Khatian No.11337 (formerly old Khatian No.6559) within Mouza - Mahesh, J.L. No.15 being divided and demarcated portion of Municipal Premises No.29, Kanailal Goswami Sarani, under Ward No.17 of the Serampore Municipality, P.O. & P.S. Serampore, PIN - 712201, District - Hooghly, West Bengal, on the terms and conditions recorded therein, a xerox copy whereof is annexed hereto and marked Annexure "H".
- 1.12. By a Deed of Gift dated the 3rd July, 2018 registered in Book No.I, Volume No.1903-2018, Pages from 68505 to 68530 being Deed No.190301703 for the year 2018 at the office of the Additional Registrar



of Assurances-III, Kolkata, Messrs Pyramid Enclave Pvt. Ltd., the Owner herein transferred by way of Gift unto and in favour of Serampore Municipality in respect of All That the land measuring about 0.513 Acres (equal to 2075.63 Square Meters) situated lying at and being devided and demarcated Western Portion of L.R. Dag Nos.2502, 2581, 2582, 2585, 2586, 2587, 2588, 2589, 2604, 2607, 2611, 2612, 2614 and 2615 under Khatian No.11337 within Mouza - Mahesh, District - Hooghly, more fully described in the Schedule thereunder written and also shown in RED borders in the plan annexed thereto and the same for widening of Municipal Road adjacent to Premises Nos.29, 30 and 31 (previously Premises No.29), Kanailal Goswami Sarani, a xerox copy whereof is annexed hereto and marked Annexure "I".

2. Land Revenue :

- 2.1. The Owner, after mutation of its name as the Owner in respect of the said Plots of Land comprised in the "said Property" in the records of the B.L. & L.R.O. as also change of classification of the said land for "Housing Complex" as aforesaid, duly paid the land revenue for the period upto Bengali year 1424.

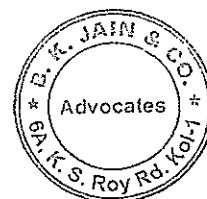
Xerox copy of the Receipt evidencing payment of land revenue in respect of the Plots of Land comprised in the "said Property" is annexed hereto and marked Annexure "J".

3. Municipality :

- 3.1. The Owner herein after having purchased the said Plots of land as aforesaid, duly applied for and got its name mutated as the Owner in respect of the "said Property" in the records of the Serampore Municipality and further duly paid the municipal taxes for the years 2016-17 and 2017-18.

Xerox copies of the Receipts evidencing payment of municipal taxes in respect of the "said Property" for the years 2016-17 and 2017-18 are annexed hereto and collectively marked Annexure "K".

- 3.2. The "said Property" being Municipal Premises No.29, Kanailal Goswami Sarani was renumbered by the Serampore Municipality as Municipal Premises Nos.29, 30 and 31, Kanailal Goswami Sarani, Serampore - 712201.



4. Urban Land Ceiling Authority :

- 4.1. On an application made by the Owner, the Competent Authority and Sub-Divisional Officer, Serampore, Hooghly, by its Letter/Memo No.32/ULC/SRP dated June 13, 2016 declared and confirmed that the said several Plots of Land in aggregate measuring 20.689 Acres under L.R. Khatian No.11337 comprised in the "said Property" did not vest under the provisions of Urban Land (Ceiling & Regulations) Act, 1976 and that the same have been allowed for construction of "Housing Complex" thereat.

Xerox copy of the application dated 12.11.2013 and the said Letter/Memo dated 13.06.2013 issued by the Competent Authority and Sub-Divisional Officer, Serampore, Hooghly are annexed hereto and collectively marked Annexure "L".

5. W. B. Estate Acquisition Act :

By letter dated 27.07.2000/02.08.2000 the Officer on Special Duty - Ex-officio Deputy Secretary, Government of West Bengal recorded and confirmed that the sale of surplus land belonging to the NTC in favour of the Owner did not come under the purview of Section 6(3) of the West Bengal Estates Acquisition Act.

Xerox copy of the said letter dated 27.07.2000/02.08.2000 issued by the Officer on Special Duty - Ex-officio Deputy Secretary, Government of West Bengal is annexed hereto and marked Annexure "M".

6. CONCLUSION :

- 6.1. The above stated various searches caused to be made by us as aforesaid does not disclose any encumbrance affecting the "said Property" and/or the development rights of the Developer as per the records available.
- 6.2. We would however mention that searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 6.3. We are of the opinion that the Owner has a marketable title in respect of the "said Property".




SCHEDULE ABOVE REFERRED TO

"said Property"

All That several L.R. Dags, the details whereof are stated in the Statement marked Annexure "A" hereto and the same under Khatian No.11337 (formerly old Khatian No.6559), within Mouza - Mahesh, J.L. No.15 being Municipal Pemes Nos.29, 30 and 31, Kanailal Goswami Sarani (formerly No.29, Kanailal Goswami Sarani), under Ward No.17 of the Serampore Municipality, P.O. & P.S. Serampore, PIN - 712201, District - Hooghly, West Bengal and the same shown and delineated in RED borders in the map or plan included in Annexure "A" hereto and the same butted and bounded in the manner as follows :-

On the North	:	By Private Land;
On the South	:	By Kanailal Goswami Sarani;
On the East	:	Partly by Private Land and partly by Kanailal Goswami Sarani;
On the West	:	Kanailal Goswami Sarani;

Dated this day of October, 2018;


B.K.Jain & Co.
(Advocates)
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