
LEGAL DUE DILIGENCE REPORT

Dated August 04, 2016

REPORT ON PROPERTIES

(i) Premises no. 24, Diamond Harbour Road,
within Kolkata Municipal Corporation, Mouza – Joka and Hanspukuria,
Police Station – Thakurpukur, Kolkata, South 24 Parganas

And

(ii) R.S. and L.R. Dag no. 635, 635/988 and 641,
R.S. Khatian no. 266 and 567, JL No. 21 within Mouza – Joka

And

(iii) R.S. Dag No. 363, 364, 364/723, 364/724, 364/725,
365, 365/726, 365/727, 366, 366/728 and 366/859,
R.S. Khatian no. 173, 375, 376, 575, JL No. 20 within Mouza – Hanspukuria

And
(iv) L.R. Dag No. 444, 445, 446, 447, 448, 449, 450, 451, 452, 453 and 455
JL No. 20 within Mouza – Hanspukuria

by

Amarnath Sanyal, Advocate

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I. INTRODUCTION:

Under instructions of Madgul Tower LLP of 24, ^MDiamond Harbour Road, Kolkata herein referred as (Client'), I have carried out a limited due diligence in respect of the property measuring about **2.235 acres or 133 Cottah 12 Chittak and 36 Square Feet** lying and situated within Premises no. 24, Diamond Harbour Road comprised in (i) R.S. and L.R. Dag no. 635, 635/988 and 641, R.S. Khatian no. 266 and 567, JL No. 21 within Mouza – Joka and (ii) R.S. Dag No. 363, 364, 364/723, 364/724, 364/725, 365, 365/726, 365/727, 366, 366/728, 366/859, R.S. Khatian no. 173, 375, 376, 575, L.R. Dag No. 444, 445, 446, 447, 448, 449, 450, 451, 452, 453 and 455, JL No. 20 within Mouza – Hanspukuria, within Kolkata Municipal Corporation, Police Station – Thakurpukur, Kolkata, South 24 Parganas (herein '**Schedule Property**' and same is morefully described in the **Annexure B with this report**). The limited diligence has been undertaken with the information provided in Part III of this report testing the present status of the schedule property and to certify that whether the Scheduled Property is free from encumbrances or not.

This due diligence report ("**Report**") has been prepared for Client.

II. ASSUMPTIONS:

The information provided under this report is based on the documents provided by client and also on the information collected from the Indian Judicial Court as well as Clerk's report. If any of the facts are subsequently furnished and contents thereof are contrary to the information and documents furnished, then the observations on the title made therein could have material impact on my conclusions

III. DOCUMENTS FURNISHED, COLLECTED AND REVIEWED

DOCUMENTS PROVIDED/ FURNISHED BY CLIENT

- 1) List of 27 Names of Companies and Individuals which is being annexed with this report as **Annexure A**.
- 2) Details of Schedule property which is annexed with this report as **Annexure B**.
- 3) Copies of Deed of Conveyances and Deeds of Declaration which are morefully described in the **Annexure C** with this report and hereinafter referred as "**Provided by client**"

DOCUMENTS COLLECTED/ ACQUIRED

- 4) Searching Report partly on 21.07.2016 and 02.08.2016 before the District Sub-Registrar, Alipore and also before the Additional Sub- Registrar, Behala, South 24 Parganas in respect of Schedule Property between 2004 to the date of receipt, submitted by Clerk Maya Sarkar.
- 5) Searching Report partly on 28.07.2016, 03.08.2016 and 22.08.2016 before the Registrar Assurance, Kolkata, District Sub-Registrar, Alipore and the Additional Sub- Registrar, Behala, South 24 Parganas in respect of Schedule property between 2004 to the date of receipt, submitted by Law Clerk Rudra Seth.

- 6) 27 Information Slips dated 22.07.2016 in respect of 'Title Suit' in the name of List of names (Annexure A) issued by the Sheristadar (Head Clerk) of 7th Civil Judge (Senior Division) at Alipore, South 24 Parganas, West Bengal.
- 7) 27 Information Slips dated 22.07.2016 in respect of 'Title Suit' in the name of List of names (Annexure A) issued by the Sheristadar (Head Clerk) of 5th Civil Judge (Junior Division) at Alipore, South 24 Parganas, West Bengal.

IV. DETAILS OF REPORTS

4.1 After perusal of above said documents, information slips and Searching Slips provided by respective clerk from respective Registrar Office, it appears several transactions/ registrations in respect of Schedule property has taken place. The details of those transactions are as follows:

A. In respect of Mouza – Joka, Dag no. 635

- i. Book – I, Pages 1462 – 1469 being no. 9190, Year 2010 - DSR-II, Alipore (dealt in clause (v) of Annexure C)
- ii. Book – I, Pages 1485 – 1492 being no. 9193, Year 2010 - DSR-II, Alipore (dealt in clause (x) of Annexure C)
- iii. Book – I, Pages 1493 – 1500 being no. 9194, Year 2010 - DSR-II, Alipore (dealt in clause (aa) of Annexure C)
- iv. Book – I, Pages 1501 – 1508 being no. 9195, Year 2010 - DSR-II, Alipore (dealt in clause (z) of Annexure C)
- v. Book – I, Pages 1509 – 1516 being no. 9196, Year 2010 - DSR-II, Alipore (dealt in clause (y) of Annexure C)
- vi. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- vii. Book – I, Pages 8711 to 8720 being no. 5700, Year 2012 - DSR-II, Alipore (dealt in clause (cc) of Annexure C)
- viii. Book – I, Pages 8721 to 8730 being no. 5701, Year 2012 - DSR-II, Alipore (dealt in clause (bb) of Annexure C)
- ix. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- x. Book – I, Pages 6055 to 6085 being no. 1577 for the year 2011 – ADSR, Behala (dealt in clause J sub-clause b(iv) of Annexure C)



- xi. Book – I, Pages 5837 to 5863 being no. 11679 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (d) of Annexure C)
- xii. Book – I, Pages 5929 to 5956 being no. 11680 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (e) of Annexure C)
- xiii. Book – I, Pages 5957 to 5983 being no. 11681 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (f) of Annexure C)
- xiv. Book – I, Pages 6011 to 6038 being no. 11682 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (g) of Annexure C)
- xv. Book – I, Pages 3185 to 3212 being no. 11803 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (m) of Annexure C)
- xvi. Book – I, Pages 5761 to 5788 being no. 11896 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (n) of Annexure C)
- xvii. Book – I, Pages 5789 to 5816 being no. 11897 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (o) of Annexure C)
- xviii. Book – I, Pages 6011 to 6038 being no. 11683 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (h) of Annexure C)
- xix. Book – I, Pages 6039 to 6066 being no. 11684 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (i) of Annexure C)
- xx. Book – I, Pages 6345 to 6372 being no. 11685 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (j) of Annexure C)
- xxi. Book – I, Pages 6373 to 6400 being no. 11686 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (k) of Annexure C)
- xxii. Book – I, Pages 3133 to 3160 being no. 11801 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (l) of Annexure C)
- xxiii. Book – I, Pages 6359 to 6386 being no. 11989 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (p) of Annexure C)
- xxiv. Book – I, Pages 6387 to 6414 being no. 11990 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (q) of Annexure C)
- xxv. Book – I, Pages 6433 to 6460 being no. 11991 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (r) of Annexure C)
- xxvi. Book – I, Pages 6461 to 6488 being no. 11992 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (s) of Annexure C)



- xxvii. Book – I, Pages 3234 to 3241 being no. 9074 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (dd) of Annexure C)
- xxviii. Book – I, Pages 3242 to 3251 being no. 9075 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (ee) of Annexure C)
- xxix. Book – I, Pages 3252 to 3260 being no. 9076 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (ff) of Annexure C)
- xxx. Book – I, Pages 3261 to 3269 being no. 9077 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (gg) of Annexure C)
- xxxi. Book – I, Pages 3270 to 3279 being no. 9078 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (hh) of Annexure C)
- xxxii. Book – I, Pages 3280 to 3289 being no. 9079 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (ii) of Annexure C)
- xxxiii. Book – I, Pages 3290 to 3299 being no. 9080 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (jj) of Annexure C)
- xxxiv. Book – I, Pages 3300 to 3309 being no. 9081 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (kk) of Annexure C)
- xxxv. Book – I, Pages 3310 to 3319 being no. 9082 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (ll) of Annexure C)
- xxxvi. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- xxxvii. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- xxxviii. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- xxxix. Book – I, Pages 10031 to 10041 being no. 1555 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (rr) of Annexure C)
- xl. Book – I, Pages 10041 to 10049 being no. 1556 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (ss) of Annexure C)

B. In respect of Mouza – Joka, Dag no. 635/988

- i. Book – I, Pages 8711 to 8720 being no. 5700, Year 2012 - DSR-II, Alipore (dealt in clause (cc) of Annexure C)



- ii. Book – I, Pages 8721 to 8730 being no. 5701, Year 2012 - DSR-II, Alipore (dealt in clause (bb) of Annexure C)
- iii. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- iv. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- v. Book – I, Pages 3666 to 3682 being no. 4574 for the year 2008 – ADSR, Behala (dealt in clause J sub-clause b(i) of Annexure C)
- vi. Book – I, Pages 6055 to 6085 being no. 1577 for the year 2011 – ADSR, Behala (dealt in clause J sub-clause b(iv) of Annexure C)
- vii. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- viii. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- ix. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- x. Book – I, Pages 10031 to 10041 being no. 1555 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (rr) of Annexure C)
- xi. Book – I, Pages 10041 to 10049 being no. 1556 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (Provided by client) (dealt in clause (ss) of Annexure C)

C. In respect of Mouza – Joka, Dag no. 641

- i. Book – I, Pages 8711 to 8720 being no. 5700, Year 2012 - DSR-II, Alipore (dealt in clause (cc) of Annexure C)
- ii. Book – I, Pages 8721 to 8730 being no. 5701, Year 2012 - DSR-II, Alipore (dealt in clause (bb) of Annexure C)
- iii. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- iv. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- v. Book – I, Pages 1470 to 1476 being no. 9191, Year 2010 – DSR-II, Alipore (dealt in clause (u) of Annexure C)



- vi. Book – I, Pages 1477 to 1484 being no. 9192, Year 2010 – DSR-II, Alipore (dealt in clause (ww) of Annexure C)
- vii. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- viii. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- ix. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- x. Book – I, Pages 10031 to 10041 being no. 1555 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (rr) of Annexure C)
- xi. Book – I, Pages 10041 to 10049 being no. 1556 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (Provided by client) (dealt in clause (ss) of Annexure C)

D. In respect of Mouza – Hanspukuria, Dag no. 364, 364/723, 364/724, 364/725, 366/728 and 366/859

- i. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- ii. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- iii. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- iv. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- v. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- vi. Book – I, Pages 10031 to 10041 being no. 1555 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (rr) of Annexure C)

E. In respect of Mouza – Hanspukuria, Dag no. 365/726 and 365/727

- i. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- ii. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)



- iii. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- iv. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- v. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- vi. Book – I, Pages 6028 to 6054 being no. 1576, Year 2011 – ADSR, Behala (For Dag No. 365/726) (dealt in clause J sub-clause b(iii) of Annexure C)

F. In respect of Mouza – Hanspukuria, Dag no. 363

- i. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- ii. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- iii. Book – I, Pages 4232 to 4247 being no. 5860, Year 2009 – ADSR, Behala (dealt in clause J sub-clause b(ii) of Annexure C)
- iv. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- v. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- vi. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- vii. Book – I, Pages 10031 to 10041 being no. 1555 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (rr) of Annexure C)

G. In respect of Mouza – Hanspukuria, Dag no. 365

- i. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- ii. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- iii. Book – I, Pages 6028 to 6054 being no. 1576, Year 2011 – ADSR, Behala (dealt in clause J sub-clause b(iii) of Annexure C)
- iv. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)

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- v. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- vi. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)

H. In respect of Mouza – Hanspukuria, Dag no. 366

- i. Book – I, Pages 8731 to 8755 being no. 5702, Year 2012 - DSR-II, Alipore (dealt in clause (nn) of Annexure C)
- ii. Book – I, Pages 8686 to 8710 being no. 5699, Year 2012 - DSR-II, Alipore (dealt in clause (mm) of Annexure C)
- iii. Book – I, Pages 3348 to 3372 being no. 9085 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (oo) of Annexure C)
- iv. Book – I, Pages 3373 to 3400 being no. 9086 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (pp) of Annexure C)
- v. Book – I, Pages 3401 to 3425 being no. 9087 for the year 2012 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (qq) of Annexure C)
- vi. Book – I, Pages 10031 to 10041 being no. 1555 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (rr) of Annexure C)
- vii. Book – I, Pages 10041 to 10049 being no. 1556 for the year 2013 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (ss) of Annexure C)

I. In respect of premises no. 24 Diamond Harbour Road, K.M.C., within Thakurpukur Police Station, Kolkata, South 24 Parganas [Note: This premises is being numbered and added to Kolkata Municipal Corporation recently, therefore I have caused Searches at the concerned Registration Office from the year 2012].

- i. Book – I, Pages 83886 to 83898 being no. 7023 for the year 2015 – ADSR Behala (dealt in clause (tt) of Annexure C)
- ii. Book – I, Pages 89080 to 89091 being no. 7213 for the year 2015 – ADSR Behala (dealt in clause (uu) of Annexure C)

J. From the reports of the searches as above, save and except the documents provided by client, please note the following:



a. No entries in respect of the following documents were found but the copies of the registered deed were provided by client.

- i. Book – I, Pages 10024 to 10052 being no.12609 for the year 2008 – Additional Registrar Of Assurances-I, Kolkata (dealt in clause (t) of Annexure C)
- ii. Book – I, Pages 1 to 27 being no. 242 for the year 2008– Additional Registrar Of Assurances-I, Kolkata (dealt in clause (a) of Annexure C)
- iii. Book – I, Pages 1 to 27 being no. 245 for the year 2008– Additional Registrar Of Assurances-I, Kolkata (dealt in clause (b) of Annexure C)
- iv. Book I CD Volume No.1 Pages 1817 to 1844 Being No.00085 for the year 2009 (dealt in clause (c) of Annexure C).

b. For the following entries, volume inspections were carried out

- i. Book – I, Pages 3666 to 3682 being no. 4574 for the year 2008 – ADSR, Behala (Volume Inspection Attached-Not Relevant since part of other portion of Dag)
- ii. Book – I, Pages 4232 to 4247 being no. 5860, Year 2009 – ADSR, Behala (Volume Inspection Attached-Not Relevant since part of other portion of Dag)
- iii. Book – I, Pages 6028 to 6054 being no. 1576, Year 2011 – ADSR, Behala (Volume Inspection Attached -Not Relevant since part of other portion of Dag)
- iv. Book – I, Pages 6055 to 6085 being no. 1577 for the year 2011 – ADSR, Behala (Volume Inspection Attached -Not Relevant since part of other portion of Dag)

The searches at the registration offices as per the available records did not disclose any encumbrance affecting the Subject Property till the date of making the same.

K. COURT SEARCHING [INFORMATION SLIP]

I have caused searching in the name of 27 companies ^{and individuals} (Annexure A) by filing Information Slip before the Learned Court of 7th Civil Judge (Senior Division) as well as 5th Civil Judge (Junior Division) at Alipore, South 24 Parganas District Court in respect of any Title Suit is pending against those companies or not. It appears from the report issued by the Sheristhadar of two respective courts that no title suit is pending against those companies.




V. **CONCLUDING OBSERVATIONS:**

Taking into consideration of the aforesaid documents and subject to my observations, *therefore, I am concluding my report in respect of Schedule Property that the property is clear and I have not found any encumbrances affecting the same.*

In the event you have any queries or require any clarifications, please feel free to revert.

Thanking you,



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ANNEXURE-A

(Names of 27 Companies and Individuals)

NAME OF THE COMPANY	YEARS
MANJU VYAPAAR PVT. LTD.	2008-2016
FAIRPLAN VINIMAY PVT. LTD.	2008-2016
EXCLUSIVE COMMOTRADE PVT. LTD.	2008-2016
SHREEPARNA SUPPLIERS PVT. LTD.	2008-2016
SHREEPARNA VINIMAY PVT. LTD.	2008-2016
INSTYLE DISTRIBUTORS PVT. LTD.	2008-2016
TUMBLER MARKETING PVT. LTD.	2008-2016
MADGUL VYAPAAR PVT. LTD. (formerly Rosevalley Vyapaar Pvt. Ltd.)	2015-2016
EVERNEW VINCOM PVT. LTD.	2008-2016
BLUEVIEW MERCHANTS PVT. LTD.	2008-2016
BESTVIEW VINIMAY PVT. LTD.	2008-2016
SKIPPER MERCHANDISE PVT. LTD.	2008-2016
ZENSTAR COMMERCIAL PVT. LTD.	2008-2016
MAHIMA TIE UP PVT. LTD.	2008-2016
HAPPY HOME FISCAL SERVICE PVT. LTD.	2012-2016
MAYFAIR GARDEN PVT. LTD.	2012-2016
SUVARN APARTMENTS PVT. LTD.	2012-2016
LANSDOWNE TOWERS PVT. LTD.	2012-2016

MADGUL DEVELOPERS PVT. LTD.	2012-2016
ROSEVALLEY VYAPAAR PVT. LTD.	2008-2015
BENGAL ASSAM METAL INDUSTRIES PVT. LTD.	2005-2008
MRM Securities Private Limited	2008
MRM Finvest Private Limited	2008-2012
NIKHIL CHURIWAL son of late Kamala Prasad Churiwal	2008-2012
DINESH JALAN son of Shri Satyanarayan Jalan	2008-2012
VISHAL FATEHPURIA son of Shri Vijay Kumar Fatehpuria	2008-2012
VIJAY KUMAR FATEHPURIA son of late Shyam Sunder Fatehpuria	2008-2012

ANNEXURE-B
(Schedule Property)

Premises no. 24, Diamond Harbour Road comprised in (i) R.S. and L.R. Dag no. 635, 635/988 and 641, R.S. Khatian no. 266 and 567, JL no. 21 within Mouza – Joka and (ii) R.S. Dag No. 363, 364, 364/723, 364/724, 364/725, 365, 365/726, 365/727, 366, 366/728, 366/859, R.S. Khatian no. 173, 375, 376, 575, L.R. Dag No. 444, 445, 446, 447, 448, 449, 450, 451, 452, 453 and 455, JL No. 20 within Mouza – Hanspukuria, within Kolkata Municipal Corporation, Police Station – Thakurpukur, Kolkata, South 24 Parganas

ANNEXURE-C

(Documents provided by client)

- (a) Agreement for Sale dated 13th October 2007 made between Bengal Assam Metal Industries Private Limited (hereinafter referred to as "Bengal Assam") as Vendor and Manju Vyapaar Private Limited (hereinafter referred to as "Manju Vyapaar") as Purchaser and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.1 Pages 1 to 27 Being No.242 for the year 2008
- (b) Agreement for Sale dated 13th October 2007 made between the said Bengal Assam as Vendor and Rose Valley Vyapaar Private Limited (hereinafter referred to as "Rose Valley") as Purchaser and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No. 1 Pages 1 to 27 Being No.245 for the year 2008
- (c) Indenture dated 29th September 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Dinesh Jalan as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.1 Pages 1817 to 1844 Being No.00085 for the year 2009.
- (d) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Instyle Distributors Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 5837 to 5863 Being No.11679 for the year 2008.
- (e) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Nikhil Churiwal as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 5929 to 5956 Being No.11680 for the year 2008.
- (f) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Shreeparna Vinimay Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 5957 to 5983 Being No.11681 for the year 2008.
- (g) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 5984 to 6010 Being No.11682 for the year 2008.
- (h) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Shreeparna Suppliers Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 6011 to 6038 Being No.11683 for the year 2008.
- (i) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Fairplan Vinimay Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 6039 to 6066 Being No.11684 for the year 2008.
- (j) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Tumbler Marketing Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 6345 to 6372 Being No.11685 for the year 2008.
- (k) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Rose Valley as Confirming Party and Exclusive Commotrade Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.60 Pages 6373 to 6400 Being No.11686 for the year 2008.

- (l) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Zenstar Commercial Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 3133 to 3160 Being No.11801 for the year 2008.
- (m) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Evernew Vincom Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 3185 to 3212 Being No.11803 for the year 2008.
- (n) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Skipper Merchandise Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 5761 to 5788 Being No.11896 for the year 2008.
- (o) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Bestview Vinimay Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 5789 to 5816 Being No.11897 for the year 2008.
- (p) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Vishal Fatehpuria as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 6359 to 6386 Being No.11989 for the year 2008.
- (q) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Blueview Merchants Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 6387 to 6414 Being No.11990 for the year 2008.
- (r) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 6433 to 6460 Being No.11991 for the year 2008.
- (s) Indenture dated 4th October 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Vijay Kumar Fatehpuria as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.61 Pages 6461 to 6488 Being No.11992 for the year 2008.
- (t) Indenture dated 26th December 2008 made between Bengal Assam as Vendor and Manju Vyapaar as Confirming Party and Mahima Tie-Up Private Limited as Purchaser and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.62 Pages 10024 to 10052 Being No.12609 for the year 2008.
- (u) Deed of Declaration dated 4th September 2010 between MRM Finvest Private Limited as the Vendor and Manju Vyapaar Private Limited as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1470 to 1476 Being No.09191 for the year 2010.
- (v) Deed of Declaration dated 4th September 2010 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Vishal Fatehpuria as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1462 to 1469 Being No.09190 for the year 2010.
- (w) Deed of Declaration dated 4th September 2010 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Skipper Merchandise Private Limited as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1477 to 1484 Being No.09192 for the year 2010.

- (x) Deed of Declaration dated 4th September 2010 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Blueview Merchants Private Limited as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1485 to 1492 Being No.09193 for the year 2010.
- (y) Deed of Declaration dated 4th September 2010 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Bestview Vinimay Private Limited as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1509 to 1516 Being No.09196 for the year 2010.
- (z) Deed of Declaration dated 4th September 2010 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Zenstar Commercial Private Limited as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1501 to 1508 Being No.09195 for the year 2010.
- (aa) Deed of Declaration-cum-Rectification dated 4th September 2010 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Mahima Tie up Private Limited as the Purchaser and registered with District Sub-Registrar-II South 24 Parganas in Book I CD Volume No.33 Pages 1493 to 1500 Being No.09194 for the year 2010.
- (bb) Deed of Declaration-cum-Rectification dated 22nd May 2012 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Evernew Vincom Private Limited as the Purchaser and registered with District Sub-Registrar, II Allipore in Book I CD Volume No.7 Pages 8721 to 8730 Being No.5701 for the year 2012.
- (cc) Deed of Declaration-cum-Rectification dated 22nd May 2012 between MRM Finvest Private Limited as the Vendor, Manju Vyapaar Private Limited as the Confirming Party and Vijay Kumar Fatehpuria as the Purchaser and registered with District Sub-Registrar, II Allipore in Book I CD Volume No.7 Pages 8711 to 8720 Being No.5700 for the year 2012.
- (dd) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor and Rose Valley Vyapaar Private Limited as the Purchaser and registered with Additional Registrar of Assurances, I Kolkata in Book I CD Volume No.19 Pages 3234 to 3241 Being No.9074 for the year 2012.
- (ee) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Exclusive Commtrade Private Limited as the Purchaser and registered with Additional Registrar of Assurances, I Kolkata in Book I CD Volume No.19 Pages 3242 to 3251 Being No.9075 for the year 2012.
- (ff) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Instyle Distributors Private Limited as the Purchaser and registered with Additional Registrar of Assurances, I Kolkata in Book I CD Volume No.19 Pages 3252 to 3260 Being No.9076 for the year 2012.
- (gg) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Nikhil Churiwal as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3261 to 3269 Being No.09077 for the year 2012.
- (hh) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Shreeparna Suppliers Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3270 to 3279 Being No.09078 for the year 2012.

- (ii) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Tumbler Marketing Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3280 to 3289 Being No.09079 for the year 2012.
- (jj) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Shreeparna Vinimay Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3290 to 3299 Being No.09080 for the year 2012.
- (kk) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Fairplan Vinimay Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3300 to 3309 Being No.09081 for the year 2012.
- (ll) Deed of Declaration dated 27th September 2012 between MRM Finvest Private Limited as the Vendor, Rose Valley Vyapaar Private Limited as the Confirming Party and Dinesh Jalan as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3310 to 3319 Being No.09082 for the year 2012.
- (mm) Sale deed dated 22nd May 2012 between Vijay Kumar Fatehpuria as the Vendor and Mayfair Garden Private Limited as the Purchaser and registered with District Sub-Registrar-II, Alipore in Book I CD Volume No.7 Pages 8686 to 8710 Being No.5699 for the year 2012.
- (nn) Sale deed dated 22nd May 2012 between Vishal Fatehpuria as the Vendor and Happy Home Fiscal Service Private Limited as the Purchaser and registered with District Sub-Registrar-II, Alipore in Book I CD Volume No.7 Pages 8731 to 8755 Being No.5702 for the year 2012
- (oo) Sale deed dated 27th September 2012 between Dinesh Jalan as the Vendor and Lansdowne Towers Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3348 to 3372 Being No.09085 for the year 2012.
- (pp) Sale deed dated 27th September 2012 between MRM Finvest Private Limited as the Vendor as the Vendor, Rose Valley Vyapaar Private Limited and Manju Vyaapar Private Limited as the Confirming Party and Madgul Developers Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3373 to 3400 Being No.09086 for the year 2012.
- (qq) Sale deed dated 27th September 2012 between Nikhil Churiwal as the Vendor and Suvarn Apartments Private Limited as the Purchaser and registered with Additional Registrar of Assurances-I Kolkata in Book I CD Volume No.19 Pages 3401 to 3425 Being No.09087 for the year 2012.
- (rr) Deed of Declaration dated 19th February 2013 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 3 Pages 10031 to 10040 Being No. 1555 for the year 2013.
- (ss) Deed of Declaration dated 19th February 2013 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 3 Pages 10041 to 10049 Being No. 1556 for the year 2013.

- (tt) Deed of Declaration dated 3rd November 2015 and registered with Additional District Sub Registrar Behala in Book I Volume No. 1607-2015 Pages 83886 to 83898 Being No. 7023 for the year 2015.
- (uu) Deed of Declaration dated 10th November 2015 and registered with Additional District Sub Registrar Behala in Book I Volume No. 1607-2015 Pages 89080 to 89091 Being No. 7213 for the year 2015.

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