

R. L. GAGGAR B. A. (Hons) LL.B.
Solicitor & Advocate

TEMPLE CHAMBERS
6, OLD POST OFFICE STREET,
3RD FLOOR, KOLKATA - 700 001

(Office) : 2230-7326, 2248-4933 / 5478
Phone : 3028 4933 / 34/ 36
Resi : 2287-5905 / 3891
Fax : +91-33-3028 4938
E-mail : rl_gaggar@hotmail.com

Ref. No.

621/2018

Dated.

3rd September 2018

PS Group Realty Limited
1002 E.M. Bypass
Kolkata 700 105

Kind Attention : Mr. Dhiraj Sethia/Ms. Joey Chatterjee

Dear Sirs,

Sub: **REPORT ON TITLE**

Re: Lands in Mouza Tangra comprised in Dag nos. 317 - 320, 331, 332, 354, 355, 359, 360, 320/379, 356/380 being Municipal Premises no. 48, Matheswartala Road, P.S - Tiljala, South 24 Parganas (PREMISES)

By various registered Deeds of Conveyances (1) P.K.C. & Associates Pvt Ltd (2) Serome Builders Pvt Ltd (3) Angira Sales Pvt Ltd (4) Bhumi Vinimay Pvt Ltd (5) Devkripa Vanijya Pvt Ltd (6) Sursarita Tic Up Pvt Ltd (7) Par Care Research & Medical Pvt Ltd and (8) PS Group Realty Limited (hereinafter collectively referred to as the OWNERS) had purchased and acquire the aforesaid property.

Searches in respect of the aforesaid property were carried out by Mr. Rathin Paul of our office. Searches were carried out by Mr. Paul at the office of the Additional Registrar of Assurances-1, Kolkata, Additional District Sub Registrar, Sealdah, District Sub Registrar, Alipore and also at the office of the 1st Civil Judge (Junior Division) At Alipore, 4th Civil Judge (Senior Division) at Alipore, Registrar of Companies, Land Acquisition Department (South 24 Parganas) and Kolkata Municipal Corporation.

1. REGISTRAR OF ASSURANCES-1, Kolkata

- 1.1 Searches at the office of the Additional Registrar of Assurances-1, Kolkata was carried out by Mr. Paul in Index II from the year 1967 to 2018 and to be on the safer side in Index I as well from the year 2002 to 2018 in the name of the owner companies.
- 1.2 So far as Index II is concerned no entry has been found but so far as Index I is concerned the following entries have been found:

| M/s Angira Sales Pvt. Ltd. | | | | | |
|--|---------|---------|------|-----|------|
| Addl. Registrar of Assurances - I, Kolkata | | | | | |
| Year | Entries | Deed no | Book | Vol | Page |

1/2

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| Ref. No. | Year | Transaction Type | Value | Count | Date | Range |
|----------|------|-----------------------|--------|-------|--------|------------------|
| | 2008 | Sale | 8037 | 1 | | |
| | 2008 | Sale | 8406 | 1 | | 1688 - 1715 |
| | 2015 | Sale | 5274 | 1 | Dated, | 6650 - 6678 |
| | 2016 | Development Agreement | 2043 | 1 | | 22604 - 22675 |
| | 2017 | | | | | 72499 to 72598 |
| | 2018 | Development Agreement | 257 | 1 | | 14532 to 14993 |
| | 2018 | Sale | 2553 | 1 | | 101403 to 101671 |
| | 2018 | Sale | 2807 | 1 | | 112434 to 112706 |
| | 2018 | Sale | 3193 | 1 | | 127067 to 127180 |
| | 2018 | Sale | 3209 | 1 | | 132649 to 132758 |
| | 2018 | Sale | 3566 | 1 | | 142797 to 142903 |
| | 2018 | Sale | 104040 | 1 | | 162025 to 162154 |
| | 2018 | Sale | 4043 | 1 | | 162227 - 162360 |
| | 2018 | Sale | 4044 | 1 | | 162361 - 162493 |
| | 2018 | Sale | 4066 | 1 | | 163186 - 163316 |
| | 2018 | Sale | 4116 | 1 | | 165384 - 165515 |
| | 2018 | Sale | 4117 | 1 | | 166363 - 166491 |
| | 2018 | Sale | 4129 | 1 | | 167092 - 167198 |
| | 2018 | Sale | 4141 | 1 | | 166582 - 166715 |
| | 2018 | Sale | 4200 | 1 | | 171736 - 171567 |
| | 2018 | Sale | 4204 | 1 | | 171561 - 171692 |
| | 2018 | Sale | 4393 | 1 | | 176971 - 177084 |
| | 2018 | Sale | 4418 | 1 | | 178292 - 178429 |
| | 2018 | Sale | 4420 | 1 | | 178481 - 178614 |

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| Ref. No. | Year | Type | No. | Qty | Dated. | Serial No. |
|----------|------|------|------|-----|--------|--------------------|
| | 2018 | Sale | 4421 | 1 | | 178615 - 178747 |
| | 2018 | Sale | 4422 | 1 | | 178748 - 178879 |
| | 2018 | Sale | 4423 | 1 | | 178994 - 179122 |
| | 2018 | Sale | 4425 | 1 | | 177451 - 177588 |
| | 2018 | Sale | 4426 | 1 | | 179871 - 179994 |
| | 2018 | Sale | 4464 | 1 | | 180823 - 180957 |
| | 2018 | Sale | 4465 | 1 | | 180958 - 181085 |
| | 2018 | Sale | 4466 | 1 | | 181086 - 181216 |
| | 2018 | Sale | 4467 | 1 | | 181217 - 181344 |
| | 2018 | Sale | 4468 | 1 | | 179314 - 179444 |
| | 2018 | Sale | 4615 | 1 | | 187031 - 187142 |
| | 2018 | Sale | 4778 | 1 | | 193706 - 193805 |
| | 2018 | Sale | 4811 | 1 | | 194565 - 194693 |
| | 2018 | Sale | 4821 | 1 | | 194435 - 194564 |
| | 2018 | Sale | 4823 | 1 | | 196585 - 196715 |
| | 2018 | Sale | 4825 | 1 | | 198090 - 198223 |
| | 2018 | Sale | 4826 | 1 | | 196716 - 196846 |
| | 2018 | Sale | 4827 | 1 | | 197959 - 198089 |
| | 2018 | Sale | 4830 | 1 | | 196847 - 196978 |
| | 2018 | Sale | 4835 | 1 | | 197079 - 197215 |
| | 2018 | Sale | 4836 | 1 | | 197246 - 197376 |
| | 2018 | Sale | 4881 | 1 | | 201540 - 201673 |
| | 2018 | Sale | 4882 | 1 | | 201807 - 201939 |

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| Ref. No. | | | | Dated. | |
|----------|------|------|---|--------|--------------------|
| 2018 | Sale | 4883 | 1 | | 201940 - 202073 |
| 2018 | Sale | 4884 | 1 | | 202074 - 202207 |
| 2018 | Sale | 4885 | 1 | | 198571 - 198714 |
| 2018 | Sale | 4886 | 1 | | 202208 - 202333 |
| 2018 | Sale | 4887 | 1 | | 202334 - 202460 |
| 2018 | Sale | 4888 | 1 | | 202461 - 202589 |
| 2018 | Sale | 4889 | 1 | | 202590 - 202721 |
| 2018 | Sale | 4890 | 1 | | 202722 - 202846 |
| 2018 | Sale | 4891 | 1 | | 202847 - 202977 |
| 2018 | Sale | 4892 | 1 | | 202978 - 203101 |
| 2018 | Sale | 5040 | 1 | | 207378 - 207493 |
| 2018 | Sale | 5041 | 1 | | 207494 - 207611 |
| 2018 | Sale | 5042 | 1 | | 207612 - 207728 |
| 2018 | Sale | 5043 | 1 | | 207729 - 207844 |
| 2018 | Sale | 6118 | 1 | | 1 to 21 |

| M/s Bhumi Vinimay Pvt. Ltd. | | | | | |
|--|--------------------------|---------|------|-----|---------------------|
| Addl. Registrar of Assurances - I, Kolkata | | | | | |
| Year | Entreis | Deed no | Book | Vol | Page |
| 2008 | Sale | 8037 | 1 | | 1688 - 1715 |
| 2008 | Sale | 8406 | 1 | | 6650 - 6678 |
| 2015 | Sale | 5274 | 1 | | 22604 - 22675 |
| 2016 | Development Agreement | 2043 | 1 | | 72499 to 72598 |
| 2017 | | | | | |
| 2018 | Development Agreement | 257 | 1 | | 14532 to 14993 |
| 2018 | Sale | 2553 | 1 | | 101403 to 101671 |

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| Ref. No. | 2018 | Sale | | | Dated. | |
|----------|------|------|--------|---|--------|---------------------|
| | | | 2807 | 1 | | 112434 to 112706 |
| | 2018 | Sale | 3193 | 1 | | 127067 to 127180 |
| | 2018 | Sale | 3209 | 1 | | 132649 to 132758 |
| | 2018 | Sale | 3566 | 1 | | 142797 to 142903 |
| | 2018 | Sale | 104040 | 1 | | 162025 to 162154 |
| | 2018 | Sale | 4043 | 1 | | 162227 - 162360 |
| | 2018 | Sale | 4044 | 1 | | 162361 - 162493 |
| | 2018 | Sale | 4066 | 1 | | 163186 - 163316 |
| | 2018 | Sale | 4116 | 1 | | 165384- 165515 |
| | 2018 | Sale | 4117 | 1 | | 166363 - 166491 |
| | 2018 | Sale | 4129 | 1 | | 167092 - 167198 |
| | 2018 | Sale | 4141 | 1 | | 166582 - 166715 |
| | 2018 | Sale | 4200 | 1 | | 171736 - 171567 |
| | 2018 | Sale | 4204 | 1 | | 171561 - 171692 |
| | 2018 | Sale | 4393 | 1 | | 176971 - 177084 |
| | 2018 | Sale | 4418 | 1 | | 178292 - 178429 |
| | 2018 | Sale | 4420 | 1 | | 178481 - 178614 |
| | 2018 | Sale | 4421 | 1 | | 178615 - 178747 |
| | 2018 | Sale | 4422 | 1 | | 178748 - 178879 |
| | 2018 | Sale | 4423 | 1 | | 178994 - 179122 |
| | 2018 | Sale | 4425 | 1 | | 177451 - 177588 |
| | 2018 | Sale | 4426 | 1 | | 179871 - 179994 |
| | 2018 | Sale | 4464 | 1 | | 180823 - 180957 |

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| Ref. No. | 2018 | Sale | 4465 | 1 | Dated. | 180958 - 181085 |
|----------|------|------|------|---|--------|--------------------|
| | 2018 | Sale | 4466 | 1 | | 181086 - 181216 |
| | 2018 | Sale | 4467 | 1 | | 181217 - 181344 |
| | 2018 | Sale | 4468 | 1 | | 179314 - 179444 |
| | 2018 | Sale | 4615 | 1 | | 187031 - 187142 |
| | 2018 | Sale | 4778 | 1 | | 193706 - 193805 |
| | 2018 | Sale | 4811 | 1 | | 194565 - 194693 |
| | 2018 | Sale | 4821 | 1 | | 194435 - 194564 |
| | 2018 | Sale | 4823 | 1 | | 196585 - 196715 |
| | 2018 | Sale | 4825 | 1 | | 198090 - 198223 |
| | 2018 | Sale | 4826 | 1 | | 196716 - 196846 |
| | 2018 | Sale | 4827 | 1 | | 197959 - 198089 |
| | 2018 | Sale | 4830 | 1 | | 196847 - 196978 |
| | 2018 | Sale | 4835 | 1 | | 197079 - 197215 |
| | 2018 | Sale | 4836 | 1 | | 197246 - 197376 |
| | 2018 | Sale | 4881 | 1 | | 201540 - 201673 |
| | 2018 | Sale | 4882 | 1 | | 201807 - 201939 |
| | 2018 | Sale | 4883 | 1 | | 201940 - 202073 |
| | 2018 | Sale | 4884 | 1 | | 202074 - 202207 |
| | 2018 | Sale | 4885 | 1 | | 198571 - 198714 |
| | 2018 | Sale | 4886 | 1 | | 202208 - 202333 |
| | 2018 | Sale | 4887 | 1 | | 202334 - 202460 |
| | 2018 | Sale | 4888 | 1 | | 202461 - 202589 |

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| Ref. No. | Year | Entreis | Deed no | Book | Vol | Page |
|----------|------|---------|---------|------|-----|-----------------|
| | 2018 | Sale | 4889 | 1 | | 202590 - 202721 |
| | 2018 | Sale | 4890 | 1 | | 202722 - 202846 |
| | 2018 | Sale | 4891 | 1 | | 202847 - 202977 |
| | 2018 | Sale | 4892 | 1 | | 202978 - 203101 |
| | 2018 | Sale | 5040 | 1 | | 207378 - 207493 |
| | 2018 | Sale | 5041 | 1 | | 207494 - 207611 |
| | 2018 | Sale | 5042 | 1 | | 207612 - 207728 |
| | 2018 | Sale | 5043 | 1 | | 207729 - 207844 |
| | 2018 | Sale | 6118 | 1 | | 1 to 21 |

| M/s Devkripa Vanijya Pvt. Ltd. | | | | | |
|--|-----------------------|---------|------|-----|-----------------|
| Addl. Registrar of Assurances - I, Kolkata | | | | | |
| Year | Entreis | Deed no | Book | Vol | Page |
| 2008 | Sale | 8406 | 1 | | 6650 - 6678 |
| 2015 | Development Agreement | 5274 | 1 | | 22604 - 22675 |
| 2018 | Sale | 4778 | 1 | | 193706 - 193805 |

| M/s Sreome Builders Pvt. Ltd. | | | | | |
|--|-----------|---------|------|-----|----------------|
| Addl. Registrar of Assurances - I, Kolkata | | | | | |
| Year | Entreis | Deed no | Book | Vol | Page |
| 2006 | Sale | 2846 | 1 | | 1 to 46 |
| 2006 | Sale | 767 | 1 | | 1 to 37 |
| 2006 | Sale | 2991 | 1 | | 1 to 40 |
| 2007 | Sale | 3882 | 1 | | 1 to 45 |
| 2007 | Sale | 8003 | 1 | | 1 to 48 |
| 2008 | Agreement | 6118 | 1 | | 1 to 21 |
| 2008 | Sale | 8037 | 1 | | 1688 to 1715 |
| 2009 | Sale | 4050 | 1 | | 1718 to 1750 |
| 2013 | Sale | 3267 | 1 | | 681 to 723 |
| 2015 | Sale | 5274 | 1 | | 22604 to 22675 |

| M/s Sursarita Ticup Pvt. Ltd. | | | | | |
|--|--|--|--|--|--|
| Addl. Registrar of Assurances - I, Kolkata | | | | | |

| Ref. No. | Year | Entreis | Deed no | Book | Vol | Page |
|----------|------|----------------------|---------|------|--------|---------------------------------|
| | 2008 | Sale | 8037 | 1 | | |
| | 2008 | Sale | 8406 | 1 | Dated. | 1688 - 1715 |
| | 2008 | Sale | 6118 | 1 | | 6650 - 6678 |
| | 2015 | Devlopment Agreement | 5274 | 1 | | 6650 - 6678 22604 - 22675 |

2. Addl. District Sub-Registrar - Sealdah.

- 2.1 Searches were carried out at the above office in Index - II, from the year 1967 to 2018. During the said period no entries have been found recorded in respect of the subject property.
- 2.2 Searches were also carried out in Index - I from the year 2002 to 2018 in the name of the companies namely (1) PS Group Realty Limited (2) Angira Sales Pvt. Ltd. (3) Bhumi Vinimay Pvt. Ltd. (4) Devkripa Vanijya Pvt. Ltd (5) P.K.C. & Associates Pvt. Ltd. (6) Srome Builders Pvt. Ltd. (7) Sursarita Tie up Pvt. Ltd and (8) Care Research & Medical Pvt. Ltd. during the aforesaid period and no entries have been found recorded in their names.

3. District Sub-Registrar - Alipore.

- 3.1 Mr. Paul also carried out searches at the above office in Index - II from the year 1967 to 2018. During the said period the following entries have been found recorded in respect of the subject property:

Re: Premises no: 48, Matheswartala Road P.S - Tangra, Kolkata

| District Sub-Registrar - Alipore | | | | | |
|----------------------------------|-------------|---------|------|-----|------------------|
| Year | Entries | Deed no | Book | Vol | Page |
| 2014 | Gift | 5695 | 1 | | 7119 - 7131 |
| 2014 | Declaration | 5693 | 1 | | 7105 - 7111 |
| 2015 | Gift | 30 | 1 | | 503 - 512 |
| 2016 | Declaration | 2719 | 1 | | 84383 - 84399 |
| 2016 | Declaration | 1752 | 1 | | 56745 - 56760 |

Searches were also carried out in Index - I from the year 2002 to 2018 at the aforesaid office in the name of the companies namely (1) PS Group Realty Limited (2) Angira Sales Pvt. Ltd. (3) Bhumi Vinimay Pvt. Ltd. (4) Devkripa Vanijya Pvt. Ltd (5) P.K.C. & Associates Pvt. Ltd. (6) Srome Builders Pvt. Ltd.

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Ref. No. (7) Sursarita Tie up Pvt. Ltd and (8) Care Research & Medical Pvt. Ltd and the following entries have been found:

Dated.

| M/s Angira Sales Pvt. Ltd. | | | | | |
|----------------------------------|--------------------------|---------|------|------|---------------------|
| District Sub-Registrar - Alipore | | | | | |
| Year | Entreis | Decd no | Book | Vol | Page |
| 2010 | Declaration | 3603 | 1 | 7 | 5603 to 5613 |
| 2010 | Agreement | 4245 | 1 | 8 | 7549 to 7579 |
| 2012 | Sale | 8771 | 1 | 18 | 2192 - 2214 |
| 2012 | Sale | 8259 | 1 | 17 | 2967 - 2991 |
| 2012 | Sale | 9095 | 1 | 18 | 8745 - 8765 |
| 2012 | Sale | 8952 | 1 | 19 | 139 - 171 |
| 2012 | Sale | 7907 | 1 | 16 | 7964 - 7995 |
| 2012 | Sale | 7908 | 1 | 16 | 7996 - 8025 |
| 2013 | Sale | 7906 | 1 | 16 | 460 to 487 |
| 2013 | Development Agreement | 7675 | 1 | 39 | 3272 to 3320 |
| 2014 | Declaration | 5693 | 1 | 13 | 7105 - 7111 |
| 2014 | Declaration | 5694 | 1 | 13 | 7112 - 7118 |
| 2014 | Gift | 5695 | 1 | 13 | 7119 - 7131 |
| 2014 | Gift | 5696 | 1 | 13 | 7132 - 7143 |
| 2014 | Sale | 6438 | 1 | 15 | 4833 - 4857 |
| 2014 | Sale | 6439 | 1 | 15 | 5343 - 5365 |
| 2014 | Sale | 6440 | 1 | 15 | 4936 - 4958 |
| 2014 | Sale | 6441 | 1 | 15 | 4911 - 4935 |
| 2014 | Declaration | 7287 | 1 | 17 | 5161 - 5169 |
| 2014 | Declaration | 7288 | 1 | 17 | 5152 - 5160 |
| 2015 | Development Agreement | 4333 | 1 | 1603 | 24127 to 24195 |
| 2015 | Development Agreement | 4334 | 1 | 1603 | 24711 to 24786 |
| 2015 | Development POA | 6233 | 1 | 1603 | 78824 to 78866 |
| 2015 | Declaration | 8286 | 1 | 1603 | 138760 to 138782 |
| 2015 | Development Agreement | 5274 | 1 | 1901 | 22604 - 22675 |
| 2015 | Gift | 30 | 1 | 1 | 503 - 512 |
| 2016 | Declaration | 1752 | 1 | 1603 | 56745 to 56760 |
| 2016 | Declaration | 2719 | 1 | 1603 | 84383 - 84399 |

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| | | | | | | |
|----------|------|--------------------|------|---|----------------|---------------------|
| Ref. No. | 2016 | Development POA | 3663 | 1 | 1603 | 112342 to 112368 |
| | 2017 | Declaration | 1741 | 1 | Dated. 1603 | 46154 to 46171 |

| M/s Bhumi Vinimay Pvt. Ltd. | | | | | |
|----------------------------------|--------------------------|---------|------|------|---------------------|
| District Sub-Registrar - Alipore | | | | | |
| Year | Entreis | Deed no | Book | Vol | Page |
| 2010 | Declaration | 3603 | 1 | 7 | 5603 to 5613 |
| 2010 | Agreement | 4245 | 1 | 8 | 7549 to 7579 |
| 2012 | Sale | 8771 | 1 | 18 | 2192 - 2214 |
| 2012 | Sale | 8259 | 1 | 17 | 2967 - 2991 |
| 2012 | Sale | 9095 | 1 | 18 | 8745 - 8765 |
| 2012 | Sale | 8952 | 1 | 19 | 139 - 171 |
| 2012 | Sale | 7907 | 1 | 16 | 7964 - 7995 |
| 2012 | Sale | 7908 | 1 | 16 | 7996 - 8025 |
| 2013 | Sale | 7906 | 1 | 16 | 460 to 487 |
| 2013 | Development Agreement | 7675 | 1 | 39 | 3272 to 3320 |
| 2014 | Declaration | 5693 | 1 | 13 | 7105 - 7111 |
| 2014 | Declaration | 5694 | 1 | 13 | 7112 - 7118 |
| 2014 | Gift | 5695 | 1 | 13 | 7119 - 7131 |
| 2014 | Gift | 5696 | 1 | 13 | 7132 - 7143 |
| 2014 | Sale | 6438 | 1 | 15 | 4833 - 4857 |
| 2014 | Sale | 6439 | 1 | 15 | 5343 - 5365 |
| 2014 | Sale | 6440 | 1 | 15 | 4936 - 4958 |
| 2014 | Sale | 6441 | 1 | 15 | 4911 - 4935 |
| 2014 | Declaration | 7287 | 1 | 17 | 5161 - 5169 |
| 2014 | Declaration | 7288 | 1 | 17 | 5152 - 5160 |
| 2015 | Development Agreement | 4333 | 1 | 1603 | 24127 to 24195 |
| 2015 | Development Agreement | 4334 | 1 | 1603 | 24711 to 24786 |
| 2015 | Development POA | 6233 | 1 | 1603 | 78824 to 78866 |
| 2015 | Declaration | 8286 | 1 | 1603 | 138760 to 138782 |
| 2016 | Declaration | 1752 | 1 | 1603 | 56745 to 56760 |
| 2016 | Declaration | 2719 | 1 | 1603 | 84383 - 84399 |
| 2016 | Development | 3663 | 1 | 1603 | 112342 to |

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| | | | | | |
|----------|-------------|------|---|----------------|-------------------|
| Ref. No. | POA | | | | 112368 |
| 2017 | Declaration | 1741 | 1 | Dated. 1603 | 46154 to 46171 |

| M/s Devkripa Vanijya Pvt. Ltd. District Sub-Registrar - Alipore | | | | | |
|--|-----------------------|---------|------|------|--------------------|
| Year | Entreis | Deed no | Book | Vol | Page |
| 2010 | Sale | 3603 | 1 | 7 | 5603 - 5613 |
| 2012 | Sale | 8771 | 1 | 18 | 2192 to 2214 |
| 2012 | Sale | 8259 | 1 | 17 | 2967 to 2991 |
| 2012 | Sale | 9095 | 1 | 18 | 8745 to 8765 |
| 2012 | Sale | 8952 | 1 | 19 | 139 - 171 |
| 2012 | Sale | 7907 | 1 | 16 | 7964 - 7995 |
| 2012 | Sale | 7908 | 1 | 16 | 7996 to 8025 |
| 2014 | Declaration | 7287 | 1 | 17 | 5161 - 5169 |
| 2014 | Declaration | 7288 | 1 | 17 | 5152 - 5160 |
| 2014 | Declaration | 5693 | 1 | 13 | 7105 - 7111 |
| 2014 | Declaration | 5694 | 1 | 13 | 7112 - 7118 |
| 2014 | Gift | 5695 | 1 | 13 | 7119 - 7131 |
| 2014 | Gift | 5696 | 1 | 13 | 7132 - 7143 |
| 2014 | Sale | 6438 | 1 | 15 | 4833 - 4857 |
| 2014 | Sale | 6439 | 1 | 15 | 5343 - 5365 |
| 2014 | Sale | 6440 | 1 | 15 | 4936 - 4958 |
| 2014 | Sale | 6441 | 1 | 15 | 4911 - 4935 |
| 2015 | Development Agreement | 4333 | 1 | 1603 | 24127 - 24195 |
| 2015 | Development Agreement | 4334 | 1 | 1603 | 24711 - 24786 |
| 2015 | Development POA | 6233 | 1 | 1603 | 78824 - 78866 |
| 2015 | Declaration | 8286 | 1 | 1603 | 138760 - 138782 |
| 2015 | Gift | 30 | 1 | 1 | 503 - 512 |
| 2016 | Declaration | 7152 | 1 | 1603 | 56745 - 56760 |
| 2016 | Declaration | 2719 | 1 | 1603 | 84383 - 84399 |

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| M/s Sreome Builders Pvt. Ltd. Dated. | | | | | |
|--------------------------------------|-----------------------|---------|------|------|------------------|
| District Sub-Registrar - Alipore | | | | | |
| Year | Entreis | Deed no | Book | Vol | Page |
| 2010 | Declaration | 3603 | 1 | 7 | 5603 to 5613 |
| 2010 | Agreement | 4245 | 1 | 8 | 7549 to 7579 |
| 2013 | Sale | 7906 | 1 | 16 | 460 to 487 |
| 2014 | Declaration | 5693 | 1 | 13 | 7105 - 7111 |
| 2014 | Declaration | 5694 | 1 | 13 | 7112 - 7118 |
| 2014 | Gift | 5695 | 1 | 13 | 7119 - 7131 |
| 2014 | Gift | 5696 | 1 | 13 | 7132 - 7143 |
| 2014 | Sale | 6438 | 1 | 15 | 4833 - 4857 |
| 2014 | Sale | 6439 | 1 | 15 | 5343 - 5365 |
| 2014 | Sale | 6440 | 1 | 15 | 4936 - 4958 |
| 2014 | Sale | 6441 | 1 | 15 | 4911 - 4935 |
| 2015 | Development Agreement | 4333 | 1 | 1603 | 24127 to 24195 |
| 2015 | Development Agreement | 4334 | 1 | 1603 | 24711 to 24786 |
| 2015 | Development POA | 6233 | 1 | 1603 | 78824 to 78866 |
| 2015 | Development Agreement | 5274 | 1 | 1901 | 22604 - 22675 |
| 2015 | Gift | 30 | 1 | 1 | 503 - 512 |
| 2016 | Declaration | 1752 | 1 | 1603 | 56745 to 56760 |
| 2016 | Declaration | 2719 | 1 | 1603 | 84383 - 84399 |
| 2016 | Development POA | 3663 | 1 | 1603 | 112342 to 112368 |
| 2017 | Declaration | 1741 | 1 | 1603 | 46154 to 46171 |

| M/s Sursarita Tieup Pvt. Ltd. | | | | | |
|----------------------------------|-------------|---------|------|-----|-------------|
| District Sub-Registrar - Alipore | | | | | |
| Year | Entreis | Deed no | Book | Vol | Page |
| 2010 | Declaration | 3603 | 1 | 7 | 5603 - 5613 |
| 2012 | Sale | 8771 | 1 | 18 | 2192 - 2214 |
| 2012 | Sale | 8259 | 1 | 17 | 2967 - 2991 |
| 2012 | Sale | 9095 | 1 | 18 | 8745 - 8765 |
| 2012 | Sale | 8952 | 1 | 19 | 139 - 171 |

R. L. GAGGAR

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| Ref. No. | Year | Transaction | Case No. | Count | Page No. | Page Range |
|----------|------|-----------------------|----------|-------|----------|-----------------|
| | 2012 | Sale | 7907 | 1 | 16 | 7964 - 7995 |
| | 2012 | Sale | 7908 | 1 | 16 | 7996 - 8025 |
| | 2013 | Sale | 7906 | 1 | 16 | 460 - 487 |
| | 2014 | Declaration | 5693 | 1 | 13 | 7105 - 7111 |
| | 2014 | Declaration | 5694 | 1 | 13 | 7112 - 7118 |
| | 2014 | Gift | 5695 | 1 | 13 | 7119 - 7131 |
| | 2014 | Declaration | 5696 | 1 | 13 | 7132 - 7143 |
| | 2014 | Declaration | 7287 | 1 | 17 | 5161 - 5169 |
| | 2014 | Declaration | 7288 | 1 | 17 | 5152 - 5160 |
| | 2014 | Sale | 6438 | 1 | 15 | 4833 - 4857 |
| | 2014 | Sale | 6439 | 1 | 15 | 5343 - 5365 |
| | 2015 | Development Agreement | 4333 | 1 | 1603 | 24127 - 24195 |
| | 2015 | Declaration | 8286 | 1 | 1603 | 138760 - 138782 |
| | 2015 | Development Agreement | 4334 | 1 | 1603 | 24711 - 24786 |
| | 2015 | Development POA | 6233 | 1 | 1603 | 78824 - 78866 |
| | 2015 | Gift | 30 | 1 | 1 | 503 - 512 |
| | 2016 | Declaration | 1752 | 1 | 1603 | 56745 - 56760 |
| | 2016 | Declaration | 2719 | 1 | 1603 | 84383 - 84399 |
| | 2016 | Development POA | 3663 | 1 | 1603 | 112342 - 112368 |
| | 2017 | Declaration | 1741 | 1 | 1603 | 46154 - 46171 |

4. Court Searches:

Before the 1st Civil Judge (Jr. Division) at Alipore.

Mr. Paul filed applications at the office of the above court to ascertain whether any Title Suit and/or Money Suit has been filed by or against the name of the following persons during the period from 2007 to 2018.

- 1 P.K.C Associates Pvt. Ltd.
- 2 Sroome Builders Pvt. Ltd.
- 3 Angira Salcs Pvt. Ltd.
- 4 Bhumi Vinimay Pvt. Ltd.
- 5 Devkripa Vanijya Pvt. Ltd.
- 6 Sursarita Tie up Pvt. Ltd.
Par Care Research & Medical
Pvt. Ltd.
- 7 Pvt. Ltd.
- 8 PS Group Realty Limited
AND
- 9 Rash Behari Dosad

OWNERS

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Ref. No. 10 Ram Behari Dosad
11 Brij Behari Dosad
12 Dwarika Dosad
13 Sanjay Kumar Roy
14 Binod Kumar Roy
15 Sunil Kumar Roy
16 Manoj Kumar Roy
17 Bimla Devi
18 Sumitra Singh
19 Behula Rana
20 Kamala Devi Lal
21 Liu Ko Pao
22 Liu Kuo Hsiung
23 Soniya Das
24 Parvati Devi Rana
25 Tung King Liu
26 Liu Tek Chen Liu
27 Peter Liu

Dated.

PREVIOUS OWNERS

From the information slips so obtained it appears that are no suits and/or legal proceedings have been initiated or pending against any one of them during the said period.

Before the 4th Civil Judge (Sr. Division) at Alipore.

Mr. Paul filed applications at the office of the above court to ascertain whether any Title Suit and/or Money Suit has been filed by or against the name of the present owners and/or previous owners as hereinbefore recited during the period from 2007 to 2018.

From the information slips obtained it is observed that there are no suits pending by or against any one of them during the said period.

5. Registrar of Companies.

Mr. Paul also carried out searches from the portal of the Ministry of Corporate Affairs to ascertain whether any charges have been created by the present owners namely (1) PS Group Realty Limited (2) Angira Sales Pvt. Ltd. (3) Bhumi Vinimay Pvt. Ltd. (4) Devkripa Vanijya Pvt. Ltd (5) P.K.C. & Associates Pvt. Ltd. (6) Sreome Builders Pvt. Ltd. (7) Sursarita Tie up Pvt. Ltd and 8) Care Research & Medical Pvt. Ltd and it appears as follows.

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Ref. No.

U65922WB1988PTC044915
P S GROUP REALTY PRIVATE LIMITED Dated.

| SN | SRN | Charge Id | Charge Holder Name | Charges Registered | | | Amount | Address |
|----|---------------|---------------|---|--------------------|----------------------|----------------------|---------------|--|
| | | | | Date of Creation | Date of Modification | Date of Satisfaction | | |
| 1 | G92773 381 | 100126 472 | Standard Chartered Bank | 31-07-2017 | 29-06-2018 | - | 174700 000 | 19 N S RoadkolkataWB7000011N |
| 2 | G45801 537 | 100102 565 | Axis Bank Limited BAJAJ FINANC E LIMITE D | 25-04-2017 | - | - | 500000 000 | Corporate Banking Branch (CBB)1, Shakespeare Sarani, AC Market, 3rd FloorKolkataWB7000711N |
| 3 | G10190 080 | 100046 502 | ICICI BANK LIMITE D | 14-07-2016 | - | - | 740000 0 | AKURDI PUNE- PUNEM4110351N |
| 4 | G01184 365 | 100018 468 | Axis Bank Limited | 08-12-2015 | - | - | 250000 000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB7000711N |
| 5 | C68839 414 | 105999 21 | ICICI BANK LIMITE D BAJAJ FINANC E LIMITE D | 14-09-2015 | - | - | 600000 00 | LANDMARKRACE COURSE CIRCLEALKAPURIBARODAGJ 3900151N |
| 6 | C40089 229 | 105423 25 | ICICI HOME FINANC E COMPA NY LIMITE D | 20-12-2014 | - | - | 120000 000 | AKURDI PUNE- PUNEMH4110351N |
| 7 | B09168 345 | 102757 43 | ICICI HOME FINANC E COMPA NY LIMITE D | 26-03-2011 | - | - | 400000 000 | ICICI Bank Towers, Bandra- KurlaComplex, MumbaiMH400- 0511N |
| 8 | B02255 743 | 102566 03 | AXIS BANK LTD | 06-12-2010 | - | - | 137000 00 | CORPORATE BANKING BARNCH, AC MARKET BUILDING,3RD FLOOR, 1 SHAKESPEARE SARANI,KOLKATAWB7000711 N |
| 9 | G87125 597 | 100810 17 | Axis Bank Limited | 30-11-2007 | 08-01-2018 | - | 328300 000 | Corporate Banking Branch (CBB)1, Shakespeare Sarani, 3rd Floor, AC MarketKolkataWB7000291N |
| 10 | Y104989 42 | 903710 96 | UCO BANK | 20-02-2006 | - | - | 550000 00 | C- 15 G, BLOCKB.K.C.MUMBAIMHIN |

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Ref. No.

U51109WB2005PTC105023
ANGIRA SALES PRIVATE LIMITED

Dated.

| Charges Registered | | | | | | | | |
|--------------------|-----------|-----------|--------------------|------------------|----------------------|----------------------|-----------|--|
| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |
| 1 | G00824128 | 100017456 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB700 071IN |

U51109WB2006PTC107904
BHUMI VINIMAY PVT LTD

| Charges Registered | | | | | | | | |
|--------------------|-----------|-----------|--------------------|------------------|----------------------|----------------------|-----------|--|
| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |
| 1 | G00823997 | 100017454 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB7000 71IN |

U51109WB2006PTC107782
DEVKRIPA VANIJAYA PVT LTD

| Charges Registered | | | | | | | | |
|--------------------|-----------|-----------|--------------------|------------------|----------------------|----------------------|-----------|--|
| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |
| 1 | G00823302 | 100017449 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB700 071IN |

U51109WB2006PTC107782
DEVKRIPA VANIJAYA PVT LTD

| Charges Registered | | | | | | | | |
|--------------------|--|--|--|--|--|--|--|--|
|--------------------|--|--|--|--|--|--|--|--|

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Ref. No.

| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |
|----|-----|-----------|--------------------|------------------|----------------------|----------------------|--------|---------|
|----|-----|-----------|--------------------|------------------|----------------------|----------------------|--------|---------|

| | | | | | | | | |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|
| 1 | G00823302 | 100017449 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB700 071IN |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|

U70101WB19951PTC071944
SREOME BUILDERS PVT. LTD

| Charges Registered | | | | | | | | |
|--------------------|-----|-----------|--------------------|------------------|----------------------|----------------------|--------|---------|
| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |

| | | | | | | | | |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|
| 1 | G01183458 | 100018463 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB700 071IN |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|

U51109WB2007PTC113791
SURSARITA TIE UP PRIVATE LIMITED

| Charges Registered | | | | | | | | |
|--------------------|-----|-----------|--------------------|------------------|----------------------|----------------------|--------|---------|
| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |

| | | | | | | | | |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|
| 1 | G02745859 | 100024245 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB700 071IN |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|

U85110WB19921PTC057034
PAR CARE RESEARCH & MEDICAL PVT LTD

| Charges Registered | | | | | | | | |
|--------------------|-----|-----------|--------------------|------------------|----------------------|----------------------|--------|---------|
| SN | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address |

| | | | | | | | | |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|
| 1 | G02554152 | 100023615 | Axis Bank Limited | 08-12-2015 | | | 250000000 | CORPORATE BANKING BRANCH, AC MARKET, 3RD FLOOR1 SHAKESPEARE SARANIKOLKATAWB700 071IN |
|---|-----------|-----------|-------------------|------------|--|--|-----------|--|

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| | | | | | | | |
|-----------------------|---------------|--------------|--------------------------------------|----------------|----------------|---------|-------------------------|
| Ref. No. ² | Y105159 68 | 9038795 0 | BANK OF INDIA STATE BANK | 28-02- 2000 | 23-03- 2004 | 3250000 | KOLKATAKOLKATAWBIN |
| 3 | Y105113 42 | 9038310 4 | BANK OF INDIA | 02-06- 1997 | 20-09- 2005 | 2500000 | MALAD WESTMUMBAIMHIN |

It cannot be confirmed from the entries as aforesaid whether the said charges pertain to the said property or not.

6. Land Acquisition Department (South 24 Parganas)

Applications were made by Mr. Paul to the aforesaid department under section 6 of RTI Act 2005 were made at the above office seeking the following information's in regard to Dag no. 317, 318, 319, 320, 331, 332, 354, 355, 359, 360, 320/ 379 and 356/380 in Mouza - Tangra.

- i) Whether any of the aforesaid Dag nos. are subject to any notice of acquisition and or requisition.
- ii) Whether there are any proceedings pending in respect to the said Dag nos. if yes, details of the same.

Replies to the said applications were obtained from the aforesaid office wherefrom it has been confirmed by the concerned department that as on date there are no notices of acquisitions and/or requisition

7. Kolkata Municipal Corporation.

Searches were carried out by Mr. Paul at the assessment department of the K. M.C. in respect of the said property wherefrom it appears that the recorded owners are (1) PS Group Realty Limited (2) Angira Sales Pvt. Ltd. (3) Bhumi Vinimay Pvt. Ltd. (4) Devkripa Vanijya Pvt. Ltd (5) P.K.C. & Associates Pvt. Ltd. (6) Sreome Builders Pvt. Ltd. (7) Sursarita Tie up Pvt. Ltd and)8) Care Research & Medical Pvt. Ltd and that property tax has been paid upto date.

8. OBSERVATIONS

- i) Many of the volumes at the various registration offices were found to be torn, partly torn and/or in a mutilated condition and as such could not be inspected.
- ii) Searches from the year 2002 onwards are based on computer records. Since the property falls within the municipal limits of Kolkata Municipal Corporation the searches were carried out based on the premises number and not based on the Dag Number and due to complete switchover to e-nathikararan system the deeds which

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Ref. No.

were registered with Dag numbers since the year 2002 could not be traced.

Dated.

9. CERTIFICATION

Subject to the above and subject to making available the documents pertaining to the entries which have been found, the subject premises is free from all encumbrances and charges and the present owners have a marketable title in respect thereof.


R.L. GAGGAR
SOLICITOR & ADVOCATE

3.9.2018