

NON ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

Client Reference: "M/S ACYUMEN VINIMAY PVT. LTD" and 49 others of Boral, C/o Partho Dutta Bhowmick, Near Arup Electricals, Post Office- Boral, Police Station- Sonarpur, Kolkata-700154.

Property Reference: Mouza- Boral, J.L.no- 61, R.S. Dag no- 719 and 722 under R.S. Khatian no- 193 and 223 corresponding to L.R. Dag no- 938 and 942 under L.R. Khatian no- 1986 to 2023 and 2061 to 2072, Police Station- Sonarpur, being Premises no- 580, Kalu Khan Road, under Rajpur Sonarpur Municipality Ward- 33, within the limit of District- 24 Parganas (South).

Land Area- 94 Kattaks 13 Chittaks 43 Sqft.

REPORT ON TITLE:

WHEREAS one ABDUL REZAK MOLLA, MONOJAN BIBI, SARBANU BIBI, ABDUL JUMMAN MOLLA, ABDUL SAMAD MOLLA, ABDUL SOVAN MOLLA, ASHIRAN BIBI, BASIRAN BIBI, was seized and possessed or otherwise well and sufficiently entitled as absolute owners of ALL THAT piece and parcel of land measuring 3.01 Acres more or less, lying and situated at Mouza- Boral, J.L. no- 61, R.S Dag No- 719 under R.S Khatian no- 223 and R.S Dag No- 722, 723, under R.S Khatian no- 193, Police Station- Sonarpur, within District 24 Parganas (South) and their names was duly published as Raiyat in the R.O.R. i.e. R.S. Parcha of 1956.

AND WHEREAS the said ABDUL REZAK MOLLA and MONOJAN BIBI was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 2.12 Acres i.e. (0.62 Acres in R.S. Dag- 719 under R.S. Khatian- 223 and 1.50 Acres in R.S. Dag- 722 under R.S. Khatian- 193) more or less, lying and situated at Mouza- Boral, J.L. no- 61, R.S Dag No- 719 and 722 corresponding to L.R. Dag no- 938 and 942, Police Station- Sonarpur, within District 24 Parganas (South).

S. Ghosh
Adv

AND WHEREAS the said ABDUL REZAK MOLLA and MONOJAN BIBI was absolutely seized and possessed in respect of the aforesaid 2.12 Acres i.e. (0.62 Acres in R.S. Dag- 719 under R.S. Khatian- 223 and 1.50 Acres in R.S. Dag- 722 under R.S. Khatian- 193) property conveyed, sold and transferred their entire property to ANUPAMA CHOWDHURY wife of Dinesh Charan Chowdhury and PRATIMA RANI CHOWDHURY wife of Jeevan Krishna Chowdhury on 12/05/1959 which was registered in the office of the D.R. Alipore and duly recorded in Book no- I, Volume no- 31, Page no- 250 to 259, Deed no- 1553, for the Year- 1959.

AND WHEREAS the said SARBANU BIBI, ABDUL JUMMAN MOLLA, ABDUL SOVAN MOLLA, ABDUL SAMAD MOLLA, BASIRAN BIBI, ASHIRAN BIBI was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 1.53 Acres i.e. (0.58 Acres in R.S. Dag- 722 and 0.31 Acres in R.S. Dag- 723 under R.S. Khatian- 193) more or less, lying and situated at Mouza- Boral, J.L. no- 61, R.S Dag No- 722 and 723, corresponding to L.R. Dag no- 942 and 944, Police Station- Sonarpur, within District 24 Parganas (South).

AND WHEREAS while the said SARBANU BIBI, ABDUL JUMMAN MOLLA, ABDUL SOVAN MOLLA, ABDUL SAMAD MOLLA, BASIRAN BIBI, ASHIRAN BIBI was absolutely seized and possessed in respect of the aforesaid 1.53 Acres, property conveyed, sold and transferred their 89 decimal i.e. (0.58 Acres in R.S Dag no- 722, 0.31 Acres in R.S Dag no- 723 under R.S. Khatian- 193) to KHALIL AHMED son of Lt. Basir Ahmed and RAFIQUE AHMED son of Lt Ukil Ahmed Siddique on 10/06/1960 which was registered in the office of the S.R- Baruipur and duly recorded in Book no- I, Volume no- 73, Page no- 88 to 92, Deed no- 5781, for the Year 1960.

AND WHEREAS while the said KHALIL AHMED son of Lt. Basir Ahmed was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 0.89 Acres property executed a Power of Attorney for his entire property in favour of KHAILOU AHMED son of Khalil Ahmed on 05/08/2006 which was registered in Durg, Chhattisgarh and duly recorded in Book no- I, Volume no- 447, Page no- 98 to 101, Deed no- 288, for the Year 2006.

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AND WHEREAS while the said KHALIL AHMED son of Lt. Basir Ahmed was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 58 decimal i.e. 29 decimal in R.S Dag- 722 under R.S. Khatian- 193 corresponding to L.R. Dag no- 942, property conveyed, sold and transferred the said 29 decimal land through his constitute Attorney KHALIQUE AHMED son of Khalil Ahmed to DINABANDHU NARU son of Lt. Haripada Naru on 09/10/2009 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 17, Page no- 1018 to 1032, Deed no- 05222, for the Year 2009.

AND WHEREAS while the said KHALIL AHMED son of Lt. Basir Ahmed was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 31 decimal i.e. 15.5 decimal in R.S Dag- 723 under R.S. Khatian- 193 corresponding to L.R. Dag no- 944 property conveyed, sold and transferred the said 15.5 decimal land through his constitute Attorney KHALIQUE AHMED son of Khalil Ahmed to DINABANDHU NARU son of Lt. Haripada Naru on 12/10/2009 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 17, Page no- 4413 to 4426, Deed no- 05521, for the Year 2009.

AND WHEREAS while the said DINABANDHU NARU son of Late Haripada Naru was absolutely seized and possessed in respect of his $0.44\frac{1}{2}$ Acres i.e. 0.29 Acres in R.S Dag- 722 and $0.15\frac{1}{2}$ Acres in R.S. Dag- 723 property conveyed, sold and transferred the said entire land to ROUND VINIMAY PVT LTD & 7 Ors on 23/03/2011 which was registered in the office of the A.R.A- I, Kolkata and duly recorded in Book no- I, Volume no- 06, Page no- 4943 to 4960, Deed no- 02544, for the Year 2011.

AND WHEREAS while the said RAFIQUE AHMED SIDDIQUE son of Lt. Ukil Ahmed Siddique was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 0.58 Acres i.e. 0.29 Acres in R.S Dag- 722 under R.S. Khatian- 193 corresponding to L.R. Dag no- 942 and $\frac{1}{2}$ share of 0.31 Acres i.e. $0.15\frac{1}{2}$ Acres in R.S Dag- 723 under R.S. Khatian- 193 corresponding to L.R. Dag no- 944 property conveyed, sold and transferred his entire land to Relation Group & 11 Ors on 12/08/2011 which was registered in the office of the A.R.A- I, Kolkata and duly recorded in Book no- I, Volume no- 15, Page no- 10980 to 11004, Deed no- 07145, for the Year 2011.

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AND WHEREAS while the said ANUPAMA CHOWDHURY wife of Dinesh Charan Chowdhury and PRATIMA RANI CHOWDHURY wife of Jiban Krishna Chowdhury was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 2.12 Acres more or less, lying and situated at Mouza- Boral, J.L. no- 61, R.S Dag No- 719 and 722 corresponding to L.R. Dag no- 938 and 942, Police Station- Sonarpur, within District 24 Parganas (South).

AND WHEREAS while the said ANUPAMA CHOWDHURY wife of Dinesh Charan Chowdhury was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 2.12 Acres i.e. 0.31 Acres in R.S Dag- 719 and 0.75 Acres in R.S. Dag- 722 property executed a Power of Attorney for her entire property in favour of SOMA DHALI wife of Bapi Kumar Dhali on 11/03/2011 which was registered in the office of the A.R.A-III, Kolkata and duly recorded in Book no- IV, Volume no- 2, Page no- 6650 to 6661, Deed no- 1360, for the Year 2011.

AND WHEREAS while the said ANUPAMA CHOWDHURY wife of Dinesh Charan Chowdhury was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 2.12 Acres i.e. 0.31 Acres in R.S Dag- 719 and 0.75 Acres in R.S. Dag- 722 property conveyed, sold and transferred the said 1.06 Acres land through her constitute Attorney SOMA DHALI wife of Bapi Kumar Dhali to ACYUMEN VINIMAY PRIVATE LIMITED & 14 Ors on 18/03/2011 which was registered in the office of the A.R.A- 1, Kolkata and duly recorded in Book no- I, Volume no- 06, Page no- 1087 to 1107, Deed no- 02427, for the Year 2011.

AND WHEREAS while the said PRATIMA RANI CHOWDHURY wife of Jiban Krishna Chowdhury was absolutely seized and possessed in respect of his aforesaid $\frac{1}{2}$ share of 2.12 Acres i.e. 31 decimal in R.S Dag- 719 and 75 decimal in R.S. Dag- 722 property executed a Power of Attorney for her entire property in favour of SOMA DHALI wife of Bapi Kumar Dhali on 16/03/2011 which was registered in the office of the A.R.A-III, Kolkata and duly recorded in Book no- IV, Volume no- 2, Page no- 8139 to 8148, Deed no- 1472, for the Year 2011.

AND WHEREAS while the said PRATIMA RANI CHOWDHURY wife of Jiban Krishna Chowdhury was absolutely seized and possessed in respect of her aforesaid $\frac{1}{2}$ share of 2.12

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Acres i.e. 0.31 Acres in R.S Dag- 719 and 0.75 Acres in R.S. Dag- 722 property conveyed, sold and transferred the said 1.06 Acres land through her constitute Attorney SOMA DHALI wife of Bapi Kumar Dhali to PLAZMA BARTER PRIVATE LIMITED & 14 Ors on 18/03/2011 which was registered in the office of the A.R.A- 1, Kolkata and duly recorded in Book no- I. Volume no- 06, Page no- 1108 to 1129, Deed no- 02428, for the Year 2011.

AND WHEREAS the said 1) ACYUMEN VINIMAY PVT LTD, 2) OLAY TRACOM PVT LTD, 3) RAGHAV DEALMARK PVT LTD, 4) RAPID TRACOM PVT LTD, 5) REVOLUTION VINIMAY PVT LTD, 6) RISEWELL DEALMARK PVT LTD, 7) RISEWELL TRACOM PVT LTD, 8) RISING TIE UP PVT LTD, 9) REVOLUTION TIE UP PVT LTD, 10) RAGHAV TRACOM PVT LTD, 11) RAPID BARTER PVT LTD, 12) REFRESH VINIMAY PVT LTD, 13) REVOLUTION DEALTRADE PVT LTD, 14) RELAY BARTER PVT LTD, 15) RELAY TIE-UP PVT LTD, 16) PLAZMA BARTER PVT LTD, 17) RAPID COMMOSALES PVT LTD, 18) RAPID DEALMARK PVT LTD, 19) RAPID VINIMAY PVT LTD, 20) REFRESH TRACOM PVT LTD, 21) REFRESH VINTRADE PVT LTD, 22) REVIEW BARTER PVT LTD, 23) REVIEW DEALTRADE PVT LTD, 24) REVIEW TIE UP PVT LTD, 25) REVIEW TRACOM PVT LTD, 26) REVIEW VINIMAY PVT LTD, 27) REVOLUTION BARTER PVT LTD, 28) RELAY VINIMAY PVT LTD, 29) RESUME BARTER PVT LTD, 30) RESUME COMMOSALES PVT LTD, 31) REBATE TIE UP PVT LTD, 32) REBATE DEALMARK PVT LTD, 33) ROUND VINIMAY PVT LTD, 34) RECAST BARTER PVT LTD, 35) REBATE BARTER PVT LTD, 36) REBATE COMMOSALES PVT LTD, 37) REBATE VINIMAY PVT LTD, 38) REBATE TRACOM PVT LTD, 39) RELATION GROUP, 40) RECAST DEALMARK PVT LTD, 41) RECAST TIE UP PVT LTD, 42) RECAST TRACOM PVT LTD, 43) RECAST VINIMAY PVT LTD, 44) RECENT TIE UP PVT LTD, 45) RECENT VINIMAY PVT LTD, 46) REFORM VINIMAY PVT LTD, 47) REVERT BARTER PVT LTD, 48) REVERT COMMOSALES PVT LTD, 49) REVERT DEALMARK PVT LTD, 50) REVERT TIE UP PVT LTD was seized and possessed or otherwise well and sufficiently entitled as absolute owners of **ALL THAT** piece and parcel of land measuring 3.01 Acres more or less, lying and situated at Mouza- Boral, J.L. no- 61, i.e., 0.62 Acres in R.S Dag No- 719, 2.08 Acres in R.S Dag No- 722 and 0.31 Acres in R.S Dag No- 723 corresponding to L.R. Dag


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Adv.

no- 938, 942 and 944, Police Station- Sonarpur, within District 24 Parganas (South) and mutated their names before the B.L.&L.R.O Sonarpur and Rajpur Sonarpur Municipality.

AND WHEREAS the said ACYUMEN VINIMAY PVT LTD & 49 Ors was seized and possessed or otherwise well and sufficiently entitled as absolute owners of **ALL THAT** piece and parcel of land measuring 3.01 Acres more or less, lying and situated at Mouza- Boral, J.L. no- 61, i.e., 0.62 Acres in R.S Dag No- 719, 2.08 Acres in R.S Dag No- 722 and 0.31 Acres in R.S Dag No- 723 corresponding to L.R. Dag no- 938, 942 and 944, Police Station- Sonarpur, within District 24 Parganas (South) and mutated their names before the B.L.&L.R.O Sonarpur and Rajpur Sonarpur Municipality and decided to develop the said land into a residential complex consisting of three Phase, i.e. Phase- I, Phase- II and Phase- III. Phase - I consisting of 04 blocks namely A, B, C & D comprises of several apartments and car parking spaces and having a land measuring more or less 94 Kattahs 13 Chittaks 43 Sqft situated and lying at Mouza- Boral, J.L. no- 61, appertaining to R.S. Dag no- 719 & 722 corresponding to L.R. Dag No- 938 & 942 under L.R. Khatian No- 1986 to 2023 & 2061 to 2072, under Rajpur Sonarpur Municipality Ward no- 33, Holding No. 580, Paschim Nischintapur, Police Station- Sonarpur, District- 24 Parganas(S). The land area found as per physical measurement is 6126.035 Sq.mtrs. i.e. 91 Kattahs 08 Chittaks 36 Square feet which are as follows:-

R.S DAG	L.R DAG	TOTAL LAND AREA IN DAG (in Decimal)	LAND AREA (in Decimal)	LAND AREA (in Kattah- Chittak-Sqft)
719	938	62	62.000	37K-8Ch-32Sqft
722	942	208	89.183	54K-0Ch-04Sqft

I have caused necessary searches in the office of A.D.S.R. Sonarpur, A.D.S.R. Garia, D.S.R.- IV Alipore and Registrar of Assurances- I, Kolkata, for a period from 1980 to 2013, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owners.

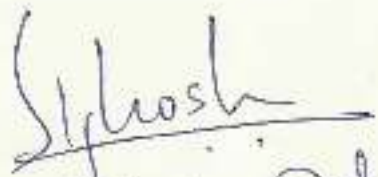


My report is as follows:

As per the available records of the offices concern, I found no advertent entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 94 Katalas 13 Chittaks 43 Sqft recorded in the above named clients, is free from all sorts of encumbrances, charges, liabilities, liens, lispendens, attachments of any kind whatsoever and the owners got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: 05/07/2016


Sarbojit Ghosh
Advocate
High Court, Calcutta

No. REGN W 978146

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 7963/16
- Date of application..... 8-5-16
- Search for the year(s)..... 1980-2016
- 4. Name of office to which the record to be searched or inspected relates..... Saigona
M. Boral, 16h-20
- 5. Name of person or property to be searched..... Reg-719, 722
- 6. Nature of document..... 16
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received..... S. Ghosh
- 9. Fees paid under Article—

F(1) (i)
F(1) (ii)
F(2)



Registrar of..... [Signature]
8-5-16

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Bengal Form No. 1556

[New Rule Form No. 19 (Appendix I)]

No. REGN W 978147

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 7763/16

Date of application..... 8-6-16

Search for the year(s)..... 1980

Name of office to which the record to be searched or inspected relates.....

M. Bose, 106, ...

Name of person or property to be searched.....

Nature of document.....

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

From whom received..... S. Ghosh

Fees paid under Article

- 1) (i)
- 1) (ii)
- 2)



Registrar of

Government of West Bengal
Office of the A.D.S.R. GARIA (From 13/11/2014 onwards)
Receipt for fees deposited for Search
Form - 1558

Date of Application: 08-06-2018

Serial No of Application	1629000517/2016	Search No	1629000517/2016
Search for the Years	From 2014 To 2016		
Property to be Searched	District: South 24-Parganas. PS: Sonarpur, Mouza: Boral, , Plot No: RS- 00942		
From whom Received	Mr S GHOSH		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result:




 (Mr. Abhijit Gera)
 A.D.S.R. GARIA
 OFFICE OF THE A.D.S.R. GARIA
 Additional District Sub-Registrar,
 Garia South 24 Parganas
08 JUN 2018

Government of West Bengal
Office of the A.D.S.R. GARIA (From 13/11/2014 onwards)
Receipt for fees deposited for Search
Form - 1550

Date of Application: 08-05-2016

Serial No of Application	1629000518/2016	Search No	1629000518/2016
Search for the Years	From 2014 To 2016		
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Boral, , Plot No: RS- 00719		
From whom Received	Mr S CHOSH		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result:



(Signature)
(Mr. Abhijit Bera)
A D S R GARIA
OFFICE OF THE A.D.S.R. GARIA

Additional District Sub-Registrar,
Garia South 24 Parganas

08 JUN 2016

Government of West Bengal
Office of the A.D.S.R. GARIA (From 13/11/2014 onwards)
Receipt for fees deposited for Search
Form - 155B

Date of Application: 08-06-2016

Serial No of Application	1629000518/2016	Search No	1629000516/2016
Search for the Years	From 2014 To 2016		
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Borai, , Plot No: RS- 00722		
From whom Received	Mr. S GHOSH		
Fees Paid under Articles	F1(i) 2/-	F1(ii)	2/-

Search Result:



(Signature)
(Mr. Anjil Bera)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA

Additional District Sub-Registrar,
Garia South 24 Parganas
08 JUN 2016

Government of West Bengal
Office of the A.D.S.R. GARIA (From 13/11/2014 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-08-2016

Serial No of Application	1629000519/2016	Search No	1629000519/2016
Search for the Years	From 2014 To 2016		
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Boral, Plot No: RG- 00038		
From whom Received	Mr S GHOSH		
Fees Paid under Articles	F1(i) 2/-	F1(ii)	2/-

Search Result:



(Signature)
(Mr. Abhinav Bera)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA

Additional District Sub-Registrar,
Garia South 24 Parganas

08 JUN 2016

No. REGN V 673338

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application.....
- 2. Date of application..... 27th 08. 1980-16
- 3. Search for the year(s).....
- 4. Name of office to which the record to be searched or inspected relates..... D.K. Lilipore
- 5. Name of person or property to be searched.....
- 6. Nature of document..... Barrel D-938942
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... W-1286 P 5 Same as
- 8. From whom received..... S. Ghosh
- 9. Fees paid under Article -
 F (1) (i)
 F (1) (ii)
 F (2)

20/-

..... Registrar of.....



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West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-D)]

No. REGN V 673339

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 27839
- 2. Date of application..... 13/6/16
- 3. Search for the year(s)..... 1980 - 16
- 4. Name of office to which the record to be searched or inspected relates..... D.K. Alipore
- 5. Name of person or property to be searched..... M - Boral, D-719
- 6. Nature of document..... 722
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... K-1986 PS sonarpar, 12
- 8. From whom received..... S Ghosh
- 9. Fees paid under Article—
 F(1) (i) 30/-
 F(1) (ii)
 F(2)

Registrar of



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West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-1)]

No. REGN X. 000987

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 62587
- 2. Date of application..... 14/6/16
- 3. Search for the year(s)..... 1980-16
- 4. Name of office to which the record to be searched or inspected relates..... R.A.V. 1
- 5. Name of person or property to be searched..... IT
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M. Banerjee P.S. No. 938, 942
P.S. Somanpur
- 8. From whom received..... S. Ghosh
- 9. Fees paid under Article—

F(1)(i)
F(1)(ii)
F(2)

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Registrar of

(17)

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN X 000986

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 62586
- 2. Date of application..... 14/6/16
- 3. Search for the year(s)..... 1980-16
- 4. Name of office to which the record to be searched or inspected relates..... RAKI
- 5. Name of person or property to be searched..... IT
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M. Basal, RSN, 719, 722
- 8. From whom received..... P. S. Somapuri
S. Ghosh
- 9. Fees paid under Article—
F (1) (i) 30/-
F (1) (ii)
F (2)

Registrar of.....