

S B ASSOCIATES

LEGAL CONSULTANTS

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Kolkata - 700 001, West Bengal.
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☎: 98313 38384/ 98318 47574

Date: 30/06/2016

To,

REALMARK ORACLE PROJECT LLP,

316, Canal Street, Shreebhumii, Kolkata-700 048.

No Encumbrances Certificate and detailed Report on Title

Ref.: An area of land admeasuring an area of 35 Cottahas 4 Chattaks and 14 Sq. ft. be the same little more or less situated, lying in Mouza – Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian Nos. 782, L.R. Khatian Nos. 783, 569, 697, 909 &, 1629, R.S. Dag Nos. 2180, 2179, 2180/2946 & 2181, L.R. Dag No. 2162, 2164, 2163 & 2166, P.S. Sonarpur, District 24 Parganas (South), within the limits of Rajpur-Sonarpur Municipality.

Present Owners of the said Plot: Sri. Uday Shankar Majumder, Priyama Majumder, Yagnik Majumder, Priyanka Sarkar, Surojit Chakraborty,

We have caused necessary searches in the office of the District Registrar, South 24 Parganas, A.D.S.R., Sonarpur and Registrar of Assurances, Kolkata for the period from 1986 to 2016 AND have inspected the settlement Records, B.L.R.O Mutation and all other relevant documents in respect of the aforesaid Property.

Our report is as follows:

By a Deed of Sale dated (executed in Bengali language) dated 9th October, 2002, duly registered in the office of the District Sub-Registrar, IV, Alipore , South 24 Parganas and recorded in Book No. -I, Volume No. 126, Pages 167 to 174, Being No. 5242, for the year 2002, one Smt. Priyama Majumdar alias Priyama Mozumdar being the Purchaser therein duly purchased and acquired from one Surendra Mitra and Chandra Shekhar Paramanick , being the Vendors therein **All That** the piece and parcel of land classified as 'Danga', admeasuring an area of 6 Cottah be the same little more or less situate, lying at Mouza – Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 107, comprised in R.S. Khatian No. 782, R.S. Dag No. 2180, L.R. Dag No. 2162, Together With all easements rights thereto and right to use the Common Passage, within the limits of Rajpur - Sonarpur Municipality, Ward No. 24, , Police Station –Sonarpur, Post Office –Narendrapur.

By a Deed of Sale dated (executed in Bengali language) dated 29th December, 2006 duly registered in the office of the District Sub-Registrar, IV, Alipore , South 24 Parganas and recorded in Book No. -I, Volume No. 20, Page from 2394 to 2413, Being No. 06232, for the year 2009, one Smt. Priyama Majumdar alias Priyama Mozumdar, being the Purchaser therein duly purchased and acquired from one Ramendra Prasad Roy, Smt. Anjali Sengupta and



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Smt. Namita Das, being the Vendors therein **All That** the piece and parcel of land classified as 'Danga', admeasuring an area of 4 Cottah 7 Chittack 44 Sq. ft. be the same little more or less Together With pucca structure standing thereon admeasuring an area of 2100 Sq. ft. be the same little more or less Together With all easements rights thereto and right to use the Common Passage, situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, R.S. Dag No. 2180 L.R. Dag No. 2162, within the limits of Rajpur - Sonarpur Municipality, Ward No. 24, Police Station -Sonarpur, Post Office - Narendrapur, in the District of 24 Parganas.

Thus by virtue of the two Deeds, as stated hereinabove, the said Smt. Priyama Majumdar alias Priyam Mozumdar became the sole and absolute Owner of **All That** the piece and parcel of land classified as 'Danga', collectively admeasuring an area of 10 Cottah 7 Chittack 44 Sq. ft. be the same little more or less Together With pucca structure standing thereon admeasuring an area of 2100 Sq. ft. be the same little more or less Further Together With all easements rights thereto and right to use the Common Passage, situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, L.R. Khatian No. 1628. R.S. Dag No. 2180, L.R. Dag No. 2162, within the limits of Rajpur - Sonarpur Municipality, Ward No. 24, Police Station -Sonarpur, Post Office - Narendrapur (hereinafter referred to as '**the said Land**').

Thereafter by a Deed of Gift (executed in Bengali language) dated 20/01/2016, duly registered in the office of the Addl. District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. -I, Volume No. 1608-2016, Page from 11553 to 11574, Being No. 160800522, for the year 2016, the said Smt. Priyama Majumdar alias Priyam Mozumdar, being the Donor therein duly transferred, conveyed by way of Gift out of the said Land unto and in favour of one Priyanka Sarkar, being the Donee therein **All That** the undivided, undimarcated piece and parcel of land classified as 'Danga', admeasuring an area of 2 Cottah be the same little more or less together with all easements rights there to and right to use the Common Passage, situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, L.R. Khatian Nos. 1628, R.S. Dag Nos. 2180, L.R. Dag Nos. 2162, within the limits of Rajpur - Sonarpur Municipality, Holding No. 460(P), Ward No. 26, Police Station -Sonarpur, Post Office -Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as '**the said Property -VII**').

Thereafter by another Deed of Gift (executed in Bengali language) dated 20/01/2016 duly registered in the office of the Addl. District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. -I, Volume No. 1608-2016, Page from 11530 to 11552, Being No. 160800521, for the year 2016, the said Smt. Priyama Majumdar alias Priyam Mozumdar, being the Donor therein duly transferred, conveyed by way of Gift out of the said Land unto and in favour of one Surajit Chakraborty, being the Donee therein **All That** the undivided, undimarcated piece and parcel of land classified as 'Danga', admeasuring an area of 2 Cottah

Raj Sarkar

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be the same little more or less together with all easements rights there to and right to use the Common Passage, situate, lying at Mouza – Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, L.R. Khatian Nos. 1628, R.S. Dag Nos. 2180, L.R. Dag Nos. 2162, within the limits of Rajpur - Sonarpur Municipality, Holding No. 460(P), Ward No. 26, , Police Station –Sonarpur, Post Office -Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as **'the said Property -VIII'**).

Thus after transfer of the said Property – VII and the said Property- VIII by way of Gift by two separate Deeds of Gift, as stated hereinabove the said Smt. Priyama Majumdar alias Priyam Mozumdar, herein became well and sufficiently entitled to the remaining and/or balance portion of the said Land being **All That** the piece and parcel of land classified as 'Danga', admeasuring an area of 6 Cottah 7 Chittack 44 Sq. ft. be the same little more or less Together With pucca structure standing thereon admeasuring an area of 2100 Sq. ft. be the same little more or less Further Together With all easements rights thereto and right to use the Common Passage, situate, lying at Mouza – Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 107, comprised in R.S. Khatian No. 782, L.R. Khatian No. 783. R.S. Dag No. 2180, L.R. Dag No. 2162, within the limits of Rajpur - Sonarpur Municipality, Ward No. 24, Police Station –Sonarpur, Post Office -Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as **'the said Property -I'**).

By a Deed of Sale dated (executed in Bengali language) dated 12th March, 2001, duly registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. -I, Volume No. 44, Pages 305 to 312(B), Being No. 2573, for the year 2001, one Mr. Udayshankar Majumder alias Uday Sankar Mozumdar, being the Purchaser therein duly purchased and acquired from one Pritikana Roy and Ramendra Prasad Roy, being the Vendors therein **All That** the piece and parcel of land admeasuring an area of 10 Cottah situate, lying at Mouza – Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, R.S. Dag No. 2180, within the limits of Rajpur Sonarpur Municipality, in the District of 24 Parganas (South) (hereinafter referred to as **'the said Plot'**).

By a Deed of Sale dated (executed in Bengali language) dated 24th August, 2015, duly registered in the office of the District Sub-Registrar-IV, South 24 Parganas and recorded in Book No. -I, Volume No. 1604-2015, Pages 63147 to 63171, Being No. 1604064444, for the year 2015, the said Mr. Udayshankar Majumder alias Uday Sankar Mozumdar, being the Purchaser therein duly purchased and acquired from one Prasun Sengupta (represented by his Constituted Attorney namely, Sanjoy Das), being the Vendor therein **All That** the piece and parcel of "Bastu" land admeasuring an area of 2 Cottah 15 Sq. ft. be the same little more or less situate, lying at Mouza – Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S Dag Nos. 2179 & 2180/2946, R.S. Khatian No. 782, L.R. Khatian No. 569, L.R. Dag No. 2164 & 2163, (15 Chattack land in R.S Dag No. 2179 L.R. Dag No. 2164 & 1



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Cottah 1 Chattack 15 Sq. ft. land in R.S Dag No. 2180/2946, L.R. Dag No. 2163)within the limits of Rajpur Sonarpur Municipality, in the District of 24 Parganas (South) (hereinafter referred to as '**the said Property -III**').

Thereafter by a Deed of Gift dated (executed in Bengali language) dated 20/01/2016, duly registered in the office of the Addl. District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. -I, Volume No. 1608-2016, Page from 11509 to 11529, Being No. 160800520, for the year 2016, the said Udayshankar Majumder alias Uday Sankar Mozumdar, being the Donor therein duly transferred, conveyed by way of Gift out of the said Plot unto and in favour of one Yagnik Mazumder, being the Donee therein **All That** the undivided, undimarcated piece and parcel of land classified as 'Danga', admeasuring an area of area of 4 Cottah be the same little more or less together with all easements rights thereto use the Common Passage, situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, L.R. Khatian Nos. 1629 R.S. Dag Nos. 2180, L.R. Dag Nos. 2162,, within the limits of Rajpur - Sonarpur Municipality, Ward No. 26, , Police Station -Sonarpur, Post Office -Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as '**the said Property -VI**').

Thus after transfer of the said Property - VI by way of Gift by a Deed of Gift, as stated hereinabove, the said Udayshankar Majumder alias Uday Sankar Mozumdar became well and sufficiently entitled to the remaining and/or balance portion of the said Plot being **All That** the piece and parcel of land classified as 'Danga', admeasuring an area of 6 Cottah be the same little more or less Together With all easements rights thereto and right to use the Common Passage, situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 147, comprised in R.S. Khatian No. 782, L.R. Khatian No. 783, R.S. Dag No. 2180, L.R. Dag No. 2166, within the limits of Rajpur - Sonarpur Municipality, Ward No. 24, Police Station -Sonarpur, Post Office - Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as '**the said Property -II**').

By a Deed of Sale dated (executed in Bengali language) dated 24th July, 2015, duly registered in the office of the Addl. District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. -I, Volume No. 1608-2015, Page from 28904 to 28925, Being No. 160804560, for the year 2015, one Priyanka Sarkar, Surajit Chakraborty and Yagnik Mazumder, being the Purchasers therein jointly purchased and acquired from one Biswajit Ghosh and Smt. Lakshmi Bhattacharjee , being the Vendors therein **All That** the piece and parcel of lands partly classified as 'Danga' and Bastu', admeasuring an area of 5 Cottah 3 Chittack 38 Sq. ft. be the same little more or less situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 107, comprised in R.S. Khatian No. 782, L.R. Khatian Nos. 697, 909 & 569 R.S. Dag Nos. 2180 & 2180/2946, L.R. Dag Nos. 2162 & 2163, (2 Cottah 6 Chittack 33 Sq. ft. 'Danga' Land in R.S. Dag No. 2180, L.R. Dag No. 2162 & 2 Cottah 13 Chittack 5 Sq. ft. 'Bastu' Land in R.S. Dag No. 2180/2946, L.R. Dag No. 2163) Together With Tile Shed



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structure of 100 sq. ft. standing thereon, being part of Municipal Holding No. 278 S S Road, within the limits of Rajpur - Sonarpur Municipality, Ward No. 26, , Police Station -Sonarpur, Post Office -Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as **'the said Property -IV'**).

By a Deed of Sale dated (executed in Bengali language) dated 24th July, 2015, duly registered in the office of the Addl. District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. -I, Volume No. 1608-2015, Page from 28883 to 28903, Being No. 160804559, for the year 2015, the said Priyanka Sarkar, Surajit Chakraborty and Yagnik Mazumder, being the Purchasers therein jointly purchased and acquired from one Biswajit Ghosh and Smt. Lakshmi Bhattacharjee , being the Vendors therein **All That** the piece and parcel of lands partly classified as 'Danga' and Bagan', admeasuring an area of 7 Cottah 8 Chittacks 7 Sq. Ft be the same little more or less situate, lying at Mouza - Ukhila Paik Para, Touzi No. 109, J.L. No. 56, R.S. No. 107, comprised in R.S. Khatian No. 782, L.R. Khatian Nos. 697, 909 & 569 R.S. Dag Nos. 2179 & 2181, L.R. Dag Nos. 2164 & 2166, (6 Cottah 5 Chittack 12 Sq. ft. 'Doba' Land in R.S. Dag No. 2179, L.R. Dag No. 2164 & 1 Cottah 2 Chittack 40 Sq. ft. 'Sali' Land in R.S. Dag No. 2181, L.R. Dag No. 2166,)being part of Municipal Holding No. 278 S S Road, within the limits of Rajpur - Sonarpur Municipality, Ward No. 26, , Police Station - Sonarpur, Post Office -Narendrapur, in the District of 24 Parganas (South) (hereinafter referred to as **'the said Property -V'**).

Thus by virtue of the said two Deeds both dated 24th July, 2015 and as stated hereinabove the said Priyanka Sarkar, Surajit Chakraborty and Yagnik Mazumder became the joint Owners of All That the said Property -IV and the said Property -V collectively admeasuring an area of 12 Cottah 11 Chittack 45 Sq. ft be the same little more or less.

Earlier the said Smt. Priyama Majumdar alias Priyam Mozumdar and Udayshankar Majumder alias Uday Sankar Mozumdar entered into a Development Agreement dated 01/07/2015 duly registered in the office of the District Sub-Registrar-IV, South 24 Parganas and recorded in Book No. -I, Volume No. 1604-2015, Page from 27939 to 27989, Being No. 160405063, for the year 2015 with one Realmark Oracle Project LLP, the Developer therein for development of All That the said Land and the said Plot. But for the purpose of expansion of the area of development the said Realmark Oracle Project LLP, decided to enter into Development Agreement with the Owners of the lands contiguous to the said Land and the said Plot and to amalgamate the same with the said Plot and the said Land and to convert the same into one and single Premises. Thus to avoid complications of paper works and to give more effect to such development and for the commercial benefits and interest of the parties, the said Priyama Majumdar alias Priyam Mozumdar and Udayshankar Majumder alias Uday Sankar Mozumdar and Realmark Oracle Project LLP, duly cancelled and terminated the Development Agreement 01/07/2015, as stated hereinabove.



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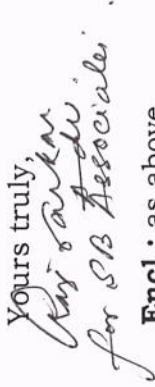
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Thus being desirous of developing the said All That the said Property -I, Property -II, Property -III, Property -IV, Property -V, Property -VI, , Property -VII and Property -VIII (hereinafter for the sake of brevity collectively referred to as '**the said Premises**') the said Priyama Majumdar alias Priyam Mozumdar and Udayshankar Majumder alias Uday Sankar Mozumdar, Priyanka Sarkar, Surajit Chakraborty and Yagnik Mazumder (hereinafter for the sake of brevity collectively referred to as the '**Owners**') entered into a Development Agreement dated 17.03.2016 duly registered in the office of the District Sub-Registrar-IV, South 24 Parganas and recorded in Book No. -I, Volume No. 1604-2016, Page from 51248 to 51342, Being No. 160401792, for the year 2016 with Realmark Oracle Project LLP on the basis of terms and conditions stated therein and also executed a Power of Attorney dated duly registered in the office of the District Sub-Registrar-IV, South 24 Parganas and recorded in Book No. -I, Volume No. 1608-2016, Page from 11553 to 11574, Being No. 160800522, for the year 2016 for the reasons stated therein.

That the above mentioned land of Sri. Uday Shankar Majumder, Priyam Majumder, Yagnik Majumder, Priyanka Sarkar, Surojit Chakraborty, is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title save and except they entered into a Development Agreement with the said Realmark Oracle Project LLP for development of the said Premises.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.
The receipts for the relevant searches are enclosed herewith.

Yours truly,

for S B Associates.

Encl.: as above