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Dated :15.06.2017

REPORT ON TITLE

**I. PROJECT:- "Natural Projects Pvt. Ltd."
Phase II**

II. NAME AND ADDRESS OF THE PRESENT OWNER/DEVELOPER:

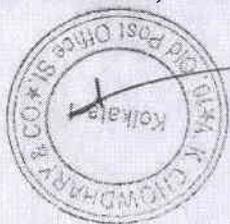
Natural Projects Pvt. Ltd.
1, Sarojini Naidu Sarani,
Kolkata- 700017.

III. DESCRIPTION OF THE PROPERTY:

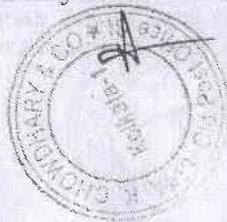
ALL THAT piece and parcel of land admeasuring 88.9134 Decimals be the same a little more or less out of which the land measuring 5 Decimals in R.S. Dag No. 736 corresponding to L.R. Dag No. 829, under R.S. Khatian No. 154 corresponding to L.R. Khatian No. 521, land measuring 11 Decimals in R.S. Dag No. 775 corresponding to L.R. Dag No. 898, under R.S. Khatian No. 43 corresponding to L.R. Khatian Nos. 100, 869, 626, 918, land measuring 60 Decimals in R.S. Dag No. 777 corresponding to L.R. Dag No. 905, under R.S. Khatian No. 951 corresponding to L.R. Khatian No. 760, 122, 679, 918, land measuring 12.0869 Decimals in R.S. Dag No. 782 corresponding to L.R. Dag No. 910, under R.S. Khatian No. 87 corresponding to L.R. Khatian No. 652 & 1149 and land measuring 0.8265 Decimals in R.S. Dag No. 781 corresponding to L.R. Dag No. 909, under R.S. Khatian No. 984 & 985 corresponding to L.R. Khatian No. 652 & 1149, New L.R. Khatian No. 1958 & 2104, lying and situated at Mouza Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, Dist. South 24 Parganas, within the ambit of Bonhooghly 1 Gram Panchayat.

IV. DOCUMENTS PERUSED:

1. Photocopy of certified copy of Sale Deed dated 11.07.1958 between Annada Prasad Mondal and Dulal Chandra Biswas, Bhupal Chandra Biswas, Aghore Moni Dasi duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Volume no. 62, Pages- 276 to 277 Being No. 5754 for the year 1958.
2. Photocopy of certified copy of Sale Deed dated 01.04.1959 between Dulal Chandra Biswas, Bhupal Chandra Biswas, Aghore Moni Dasi and Basanti Biswas duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Volume no. 40, Pages- 90 to 92 Being No. 2847 for the year 1959.
3. Photocopy of certified copy of Sale Deed dated 01.12.1967 between Arun Kumar Naskar and Basanti Biswas duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Volume no. 151, Pages- 76 to 77 Being No. 11662 for the year 1967.
4. Photocopy of certified copy of Gift Deed dated 25.11.1987 between Anandamoyee Biswas and Satya Kinkar Biswas duly registered with the office of Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 68, Pages 282 to 288, Being No. 5201 for the year 1987.



5. Photocopy of certified copy of Gift Deed dated 25.11.1987 between Bimala Kayal and Satya Kinkar Biswas duly registered with the office of Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 68, Pages 296 to 302, Being No. 5203 for the year 1987.
6. Photocopy of certified copy of Gift Deed dated 25.11.1987 between Nirmala Naskar and Satya Kinkar Biswas duly registered with the office of Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 68, Pages 289 to 295, Being No. 5202 for the year 1987.
7. Photocopy of certified copy of Gift Deed dated 26.02.1998 between Basanti Biswas and Bulbul Biswas duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Volume no. 24, Pages- 7 to 12 Being No. 1342 for the year 1998.
8. Photocopy of Sale Deed dated 02.07.2008 between Satya Kinkar Biswas and Natural Projects Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 18, Pages 2700 to 2712, Being No. 6826 for the year 2008.
9. Photocopy of Sale Deed dated 02.07.2008 between Satya Kinkar Biswas and Natural Projects Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 18, Pages 2769 to 2782, Being No. 6829 for the year 2008.
10. Photocopy of Sale Deed dated 30.04.2008 between Adhir Biswas, Ajit Biswas, Srikanta Biswas, Durga Sardar, Minu Naskar, Lakshmi Kayal, Maya Mondal (nee Biswas), Ashima Biswas and Papiya Biswas and Natural Projects Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 10, Pages 28 to 52, Being No. 3907 for the year 2008.
11. Photocopy of Power of Attorney dated 02.12.2008 executed by Bankim Chandra Sardar & Ors and appointed one Swapan Purkait, duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. IV, CD Volume No. 4, Pages 571 to 582, Being No. 1598 for the year 2008.
12. Photocopy of Power of Attorney dated 21.01.2009 executed by Lakshman Sardar and appointed one Swapan Purkait, duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. IV, CD Volume No. 1, Pages 901 to 908, Being No. 00098 for the year 2009.
13. Photocopy of Sale Deed dated 30.07.2009 between Bankim Sardar, Laxmi Rani Sardar, Prafulla Sardar, Ananda Sardar, Lakshman Sardar, Shanti Naskar, Sandhya Bachar, Minati Karmakar, Shyamali Ghosh and Shyamal Yadav, and Natural Projects Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages 4574 to 4585, Being No. 8278 for the year 2009.
14. Photocopy of Sale Deed dated 17.11.2009 dated Amulya Charan Naskar, Minati Naskar, Anubha Mondal, Mayna Naskar, Sovan Naskar and Sanghamitra Dhali and Natural Projects Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 32, Pages 3374 to 3389, Being No. 11377 for the year 2009.
15. Photocopy of Sale Deed dated 25.03.2009 between Jamuna Biswas, Arati Naskar and Bharati Mondal and Natural Projects Pvt. Ltd. duly confirmed by Jiban Biswas and Basanti Biswas and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 10, Pages 2942 to 2957, Being No. 3380 for the year 2009.
16. Photocopy of Sale Deed dated 25.05.2009 between Bulbul Biswas and Natural Projects Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages 2265 to 2279, Being No. 5901 for the year 2009.
17. Photocopy of Tax payment receipt dated 09.03.2015 for the period 2014-2015 issued by Bonhooghly 1 Gram Panchayatin the name of Natural Projects Pvt. Ltd., being no. 08319.



18. Photocopy of porcha in the name of Patita Paban Sardar.
19. Photocopy of Porcha in the name of Natural Projects Pvt. Ltd.
20. Photocopy of Legal heirship certificate dated 06.02.2003 issued by Rajpur Sonarpur Municipality of Shyama Charan Sardar.
21. Photocopy of Legal heirship certificate dated 16.04.2001 issued by RajpurSonarpur Municipality of Patita Paban Sardar.
22. Photocopy of affidavit of Amulya Charan Naskar.
23. Photocopy of Death certificate of Bhaskar Naskar issued by Kolkata Municipal Corporation.
24. Photocopy of death certificate of Amulya Charan Naskar issued by Kolkata Municipal Corporation.
25. Photocopy of affidavit of Shyamal Yadav.
26. Photocopy of Khajna Dakhila.
27. Draft Agreement for Sale.

V. DEVOLUTION OF TITLE:

WHEREAS one Patita Paban Sardar was recorded owner, seized and possessed of all that piece and parcel of land admeasuring 5 Decimals in L.R. Dag No. 829, under L.R. Khatian No. 521 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas.

AND WHEREAS said Patita Paban Sardar died intestate leaving behind him surviving his two sons and one daughter namely, Shyama Charan Sardar, Bankim Sardar and Kanchan Naskar as his legal heirs, successors and representatives.

AND WHEREAS said Kanchan Naskar died intestate on 10.01.1996 leaving behind him surviving her husband, two daughters and one son namely, Amulya Charan Naskar, Minati Naskar, Anubha Mondal and Bhaskar Naskar as her legal heirs, successors and representatives.

AND WHEREAS said Bhaskar Naskar died intestate on 14.01.2005 leaving behind him surviving his wife, one son and one daughter namely, Mayna Naskar, Sovan Naskar and Sanghamitra Dhali as his legal heirs, successors and representatives.

AND WHEREAS said Amulya Charan Naskar, Minati Naskar, Anubha Mondal, Mayna Naskar, Sovan Naskar and Sanghamitra Dhali sold, transferred and conveyed their share of said land admeasuring 1 Cottah in L.R. Dag No. 829, under L.R. Khatian No. 521 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 17.11.2009 and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 32, Pages 3374 to 3389, Being No. 11377 for the year 2009.

AND WHEREAS said Shyama Charan Sardar died intestate on 26.06.1984 leaving behind him surviving his wife, three sons and four daughters namely, Laxmi Rani Sardar, Prafulla Sardar, Ananda Sardar, Lakshman Sardar, Shanti Naskar, Sandhya Bachar, Arati Yadav, Minati Karmakar as his legal heirs, successors and representatives.

AND WHEREAS said Arati Yadav died intestate leaving behind her one daughter and one son namely, Shyamali Ghosh and Shyamal Yadav as her legal heirs, successors and representatives.

AND WHEREAS said Bankim Sardar, Laxmi Rani Sardar, Prafulla Sardar, Ananda Sardar, Lakshman Sardar, Shanti Naskar, Sandhya Bachar, Minati Karmakar, Shyamali Ghosh



and Shyamal Yadav, duly represented their constituted attorney namely, Swapan Purkait sold, transferred and conveyed their share of said land admeasuring 2 Cottah in L.R. Dag No. 829, under L.R. Khatian No. 521 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 30.07.2009 and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages 4574 to 4585, Being No. 8278 for the year 2009.

WHEREAS Satya Kinkar Biswas and Amar Chandra Biswas were recorded owners, seized and possessed of all that piece and parcel of land admeasuring 11 Decimals in R.S Dag No. 775 corresponding to L.R. Dag No. 898 and land admeasuring 6.5 Decimals in R.S Dag No. 777 corresponding to L.R. Dag No. 905 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas.

AND WHEREAS said Amar Chandra Biswas died intestate leaving behind him surviving his mother, brother and two sisters namely, Anandamoyee Biswas, Satyakinkar Biswas, Bimalakayal and Nirmala Naskar as his legal heirs, successors and representatives.

AND WHEREAS said Anandamoyee Biswas gifted and transferred her share of land unto and in favour of Satya Kinkar Biswas by a Gift Deed dated 25.11.1987 and the same was duly registered with the office of Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 68, Pages 282 to 288, Being No. 5201 for the year 1987.

AND WHEREAS said Bimala Kayal gifted and transferred her share of land unto and in favour of Satya Kinkar Biswas by a Gift Deed dated 25.11.1987 and the same was duly registered with the office of Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 68, Pages 296 to 302, Being No. 5203 for the year 1987.

AND WHEREAS said Nirmala Naskar gifted and transferred her share of land unto and in favour of Satya Kinkar Biswas by a Gift Deed dated 25.11.1987 and the same was duly registered with the office of Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 68, Pages 289 to 295, Being No. 5202 for the year 1987.

AND WHEREAS said Satya Kinkar Biswas sold, transferred and conveyed a part of the said land admeasuring 4 Decimals out of 11 Decimals in R.S Dag No. 775 corresponding to L.R. Dag No. 898, under L.R. Khatian Nos. 100, 469, 626 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 02.07.2008 and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 18, Pages 2700 to 2712, Being No. 6826 for the year 2008.

AND WHEREAS said Satya Kinkar Biswas sold, transferred and conveyed another part of the said land admeasuring 7 Decimals out of 11 Decimals in R.S Dag No. 775 corresponding to L.R. Dag No. 898 and land admeasuring 6.5 Decimals in R.S Dag No. 777 corresponding to L.R. Dag No. 905 under L.R. Khatian Nos. 100, 469, 626 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 02.07.2008 and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 18, Pages 2769 to 2782, Being No. 6829 for the year 2008.

WHEREAS one Fakir Chand Biswas was seized and possessed of all that piece and parcel of land admeasuring 17 Decimals in R.S Dag No. 777 corresponding to L.R. Dag No. 905 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas.



AND WHEREAS said Fakir Chand Biswas died intestate leaving behind him surviving his wife, two sons and two daughters namely, Jamuna Biswas, Jiban Biswas, Jayanta Biswas, Arati Naskar and Bharati Mondal as his legal heirs, successors and representatives.

AND WHEREAS said Jayanta Biswas died intestate leaving behind him surviving his only wife namely, Basanti Biswas as his legal heir, successor and representative.

AND WHEREAS said Jamuna Biswas, Arati Naskar and Bharati Mondal sold, transferred and conveyed a part of their share of land admeasuring 7 Decimals out of 17 Decimals in R.S Dag No. 777 corresponding to L.R. Dag No. 905 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 25.03.2009 and the same was duly confirmed by Jiban Biswas and Basanti Biswas and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 10, Pages 2942 to 2957, Being No. 3380 for the year 2009.

WHEREAS one Haripada Biswas was seized and possessed of all that piece and parcel of land admeasuring 46.5 Decimals in R.S Dag No. 777 corresponding to L.R. Dag No. 905, under R.S. Khatian No. 951 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas.

AND WHEREAS said Haripada Biswas died intestate leaving behind him surviving his wife, four sons and four daughters namely, Kalobala Biswas, Adhir Biswas, Ananta Biswas, Ajit Biswas, Srikanta Biswas, Durga Sardar, Minu Naskar, Lakshmi Kayal and Maya Mondal (nee Biswas) as his legal heirs, successors and representatives.

AND WHEREAS said Ananta Biswas died intestate on 22.03.1986 leaving behind him surviving his wife and one daughter namely, Ashima Biswas and Papiya Biswas as his legal heirs, successors and representatives.

AND WHEREAS said Kalobala Biswas died intestate on 12.05.2004 leaving behind him surviving her three sons, four daughters, one daughter in law and one grand daughter namely, Adhir Biswas, Ajit Biswas, Srikanta Biswas, Durga Sardar, Minu Naskar, Lakshmi Kayal, Maya Mondal (nee Biswas), Ashima Biswas and Papiya Biswas as his legal heirs, successors and representatives.

AND WHEREAS said Adhir Biswas, Ajit Biswas, Srikanta Biswas, Durga Sardar, Minu Naskar, Lakshmi Kayal, Maya Mondal (nee Biswas), Ashima Biswas and Papiya Biswas sold, transferred and conveyed the said land admeasuring 46.5 Decimals in R.S Dag No. 777 corresponding to L.R. Dag No. 905, under R.S. Khatian No. 951 at Mouza Ramchandrapur, P.S. Sonarpur, Dist. South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 30.04.2008 and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 10, Pages 28 to 52, Being No. 3907 for the year 2008.

WHEREAS one Annada Prasad Mondal was sole and absolute owner and possessed all that piece and parcel of land admeasuring 32 Satak in R.S. Dag No. 782, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas.

AND WHEREAS the said Annada Prasad Mondal sold, transferred and conveyed the said land admeasuring 32 Satak in R.S. Dag No. 782, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S.



Sonarpur, District - South 24 Parganas unto and in favour of Dulal Chandra Biswas, Bhupal Chandra Biswas, AghoreMoniDasi by virtue of a Sale Deed dated 11.07.1958 which was duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 62, Pages- 276 to 277 Being No. 5754 for the year 1958.

AND WHEREAS the said Dulal Chandra Biswas, Bhupal Chandra Biswas, AghoreMoniDasi sold, transferred and conveyed the said land admeasuring 32 Satak in R.S. Dag No. 782, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, ParganaMagura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of BasantiBiswas by virtue of a Sale Deed dated 01.04.1959 which was duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 40, Pages- 90 to 92 Being No. 2847 for the year 1959.

WHEREAS one Arun Kumar Naskar was sole and absolute owner and possessed all that piece and parcel of land admeasuring 3 Satak in R.S. Dag No. 781, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, ParganaMagura, P.S. Sonarpur, District - South 24 Parganas.

AND WHEREAS the said Arun Kumar Naskar sold, transferred and conveyed the said land admeasuring 3 Satak in R.S. Dag No. 781, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of Basanti Biswas by virtue of a Sale Deed dated 01.12.1967 which was duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 151, Pages- 76 to 77 Being No. 11662 for the year 1967.

AND WHEREAS the said Basanti Biswas gifted and transferred a part of the said land admeasuring 8 Cottahs 1 Chittack 33 Sq.ft. in R.S. Dag No. 782 and land admeasuring 12 Chittack 27 Sq.ft. in R.S. Dag No. 781, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of Bulbul Biswas by virtue of a Gift Deed dated 26.02.1998 which was duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Voluem no. 24, Pages- 7 to 12 Being No. 1342 for the year 1998.

AND WHEREAS said Bulbul Biswas sold, transferred and conveyed all that the land admeasuring 7 Cottahs 5 Chittack in R.S. Dag No. 782 corresponding to L.R. Dag No. 910 and land admeasuring 8 Chittack in R.S. Dag No. 781 corresponding to L.R. Dag No. 909, under L.R. Khatian Nos. 652 & 1149 lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, ParganaMagura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by a Sale Deed dated 25.05.2009 and the same was duly registered with the office of Additional District Sub-Registrar Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages 2265 to 2279, Being No. 5901 for the year 2009.

VI. SEARCHES CONDUCTED :

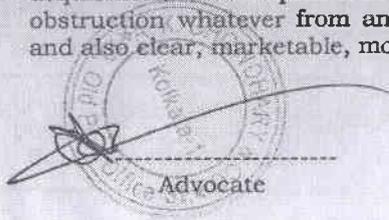
We have caused searching through searcher in the records available with the offices of the District Registrar at Alipore & Additional District Sub-Registrar at Bishnupur for the period of 2003 to 2016 and Registrar of Assurances at Kolkata for the period of 2003 to 2016 as is maintained and made available. During the period of searching with the aforesaid registration offices, no adverse entries have been found in Index. The original search receipts are annexed hereto.



We have also conducted search of Natural Projects Pvt. Ltd. with the Records of Registrar of Companies, Kolkata and no charges have been found in respect of the immovable properties of the above mentioned company till the date. The inspection receipt is annexed hereto.

VII. OPINION ON TITLE:

We are of the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.



Advocate

**MINISTRY OF CORPORATE AFFAIRS
RECEIPT
G.A.R.7**

SRN : U13698287

Service Request Date : 18/05/2017

Payment made into : ICICI BANK

Received From :

Name : Anil Kumar Chowdhary
Address : 10, Old Post Office Street
Room no. 21, 1st floor
Kolkata , West Bengal
India - 00700001

Full Particulars of Remittance

Service Type: Fee for inspection of Public documents

Service Description	Type of Fee	Amount (Rs.)
Inspection of Public documents of NATURAL PROJECTS PRIVATE LIMITED (U45400WB2008PTC123486)	Normal	100.00
	Total	100.00

Mode of Payment: Internet Banking - ICICI Bank

Received Payment Rupees: One Hundred Only

Note: View public documents service is available for 3 hrs per company, from the time the first document is viewed, and is valid for 1 week