

TITLE REPORT



Ideal Greens

Land measuring 11.65 (eleven point six five) acre
Municipal Premises No. 591A
Motilal Gupta Road
Kolkata-700008

Saha & Ray
Advocates
3A/1, 3rd Floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

Title Report

Re: Land measuring 11.65 (eleven point six five) acre, more or less, equivalent to 35 (thirty five) *bigha* 4 (four) *cottah* 14 (fourteen) *chittack* and 19 (nineteen) square feet, more or less, *Mouza* Sayidpur, J.L. No. 12 being Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas

Under instructions and on behalf of our Client, **Messieurs Ideal Real Estates Private Limited**, we have caused searches to be made in respect of the Said Property (defined below). The details of searches and our certification on the basis thereof, is given below:

1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 11.65 (eleven point six five) acre, more or less, equivalent to 35 (thirty five) *bigha* 4 (four) *cottah* 14 (fourteen) *chittack* and 19 (nineteen) square feet, more or less, comprised in R.S. *Dag* Nos. 388, 389, 390, 391, 392 (Part), 393, 395, 396, 390/664, 391/665 and 393/718, recorded in R.S. *Khatian* Nos. 40, 105, 269, 593, 594, 595, 596, 613, 614, 625 and 626, *Mouza* Sayidpur, J.L. No. 12, R.S. No. 34, *Touzi* No. 8, Pargana Khaspur, being Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration Office Behala, District South 24 Parganas, more fully described in the **Schedule** below.

1.1.2 **Larger Property** shall mean land measuring 16.46 (sixteen point four six) acre, more or less, equivalent to 49 (forty nine) *bigha* 7 (seven) *cottah* 9 (nine) *chittack* and 27 (twenty seven) square feet, more or less, comprised in R.S. *Dag* Nos. 381, 381/662, 381/716, 380, 382, 382/666, 386, 388, 389, 390, 390/664, 391, 391/665, 392, 393, 393/718, 395 and 396, recorded in R.S. *Khatian* Nos. 40, 105, 263, 264, 268, 269, 593, 594, 595, 596, 613, 614, 625 and 626, *Mouza* Sayidpur, J.L. No. 12, R.S. No. 34, *Touzi* No. 8, Pargana Khaspur, previously numbered as Municipal Premises No. 591, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration Office Behala, District South 24 Parganas.

1.1.2 **Owner** shall mean **Messieurs Ideal Real Estates Private Limited** having its registered office at 50, Jawahar Lal Nehru Road, Kolkata-700071, Police Station Shakespeare Sarani.

2. Production Of Documents Of Title

2.1 Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.

3. Offices Where Searches Have Been Conducted

3.1 **Registration Offices**

Index-II

- From 1981 to 2013 in respect of Municipal Premises No. 591, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas
- From 2013 to 2014 in respect of Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas
- From 1981 to 2014 in respect of R.S. *Dag* Nos. 388, 389, 390, 391, 392 (Part), 393, 395, 396, 390/664, 391/665 and 393/718, recorded in R.S. *Khatian* Nos. 40, 105, 269, 593, 594, 595, 596, 613, 614, 625 and 626, *Mouza* Sayidpur, J.L. No. 12, R.S. No. 34, *Touzi* No. 8, Pargana Khaspur, under the Office of the



Block Land & Land Reforms Officer T/M Block, L & L. R. Department, Sub-Registration District Behala, District South 24 Parganas, more fully described in the **Schedule** below.

- 3.1.1 Registrar of Assurances, Kolkata
- 3.1.2 District Registration Office, Alipore
- 3.1.3 Additional District Sub-Registration Office, Behala

NOTE: *Prior to 2002, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 onwards, records were computerised, our representative was not given access to the Computerised Index at the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onwards.*

For result/analysis of search conducted in the above offices, please refer to details of **Annexure B** hereto.

3.2 Courts

- From 1999 to 2010 in the name of Electrical Industries Corporation
- From 2010 to 2014 in the name of Calcutta Infrastructure Infotech Projects Limited
- 3.2.1 7th Civil Judge, Senior Division, Alipore, South 24 Parganas for Title Suit, Money Suit, Title Execution and Money Execution
- 3.2.2 5th Civil Judge, Junior Division, Alipore, South 24 Parganas for Title Suit, Money Suit, Title Execution and Money Execution
- 3.2.3 Attachment Register, Sheriff, High Court at Calcutta, both in Miscellaneous and Immovable

We have caused to be made necessary searches for the periods mentioned above as to whether any Title Suit, Title Execution Case, Money Suit or Money Execution Case in the above courts has been filed against Electrical Industries Corporation and Calcutta Infrastructure Infotech Projects Limited. No such Title Suit, Title Execution Case, Money Suit or Money Execution Case appears to have been filed as per the Certificates issued by the concerned Court Officers.

We have also caused to be made necessary searches for the periods mentioned above in the Attachment Register at the Office of the Sheriff, High Court, Calcutta in the name of Electrical Industries Corporation and Calcutta Infrastructure Infotech Projects Limited and our searches have not disclosed any attachment affecting the Said Property.

For results/analysis of searches, please refer to details of **Annexure C** hereto.

3.3 Land Acquisition Collector, Alipore, South 24 Parganas

- 3.3.1 From enquiries made in the Office of the Land Acquisition Collector, Alipore, South 24 Parganas, it appears that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition.

For results/analysis of searches, please refer to details of **Annexure D**.

3.4 Urban Land Ceiling Department

- 3.4.1 From enquiries made in the Office of the Urban Land Ceiling Department, it appears that neither any proceeding is pending nor any part or portion of the Said Property is affected/vested under the Urban Land (Ceiling & Regulation) Act, 1976.

For results/analysis of searches, please refer to details of **Annexure E**.

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3.5 Kolkata Metropolitan Development Authority

3.5.1 From enquires made in the Office of the Kolkata Metropolitan Development Authority, it appears that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition by Kolkata Metropolitan Development Authority.

For result/analysis of searches, please refer to details of **Annexure F** hereto.

3.6 Kolkata Improvement Trust

3.6.1 From enquires made in the Office of the Kolkata Improvement Trust it appears that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition by Kolkata Improvement Trust.

For result/analysis of searches, please refer to details of **Annexure G** hereto.

3.7 Kolkata Municipal Corporation

3.7.1 From enquires made in the Kolkata Municipal Corporation, it appears that there is no outstanding amount due in respect of the Said Property.

For result/analysis of searches, please refer to details of **Annexure H** hereto.

3.8 Office of the Block Land & Land Reforms Officer T/M Block, L & L. R. Department

3.8.1 From enquires made in the Office of the Block Land & Land Reforms Officer T/M Block, L & L. R. Department it appears that the name of the Owner is duly mutated in respect of the Said Property.

For result/analysis of searches, please refer to details of **Annexure I** hereto.

3.9 Registrar Of Companies

3.9.1 From the records of the Registrar of Companies, Kolkata, Ministry of Corporate Affairs, it appears that no creation or registration of charge has been caused in respect of the immovable assets of Calcutta Infrastructures Infotech Projects Limited.

For result/analysis of searches, please refer to details of **Annexure J** hereto.

4. Title

4.1 By virtue of 5 (five) deeds of sale being (1) Indenture dated 11th January, 1957, registered in the Office of the Joint Sub-Registrar of Alipore at Behala, in Book No. I, Volume No. 7, Pages 93 to 98, being Deed No. 140 for the year 1957, executed by Madhu Sudan Saha as the Vendor therein (2) Indenture dated 18th January, 1966, registered in the Office of the Joint Sub-Registrar of Alipore at Behala, in Book No. I, Volume No. 6, Pages 138 to 145, being Deed No. 261 for the year 1966, executed by Atobar Rahman (3) Indenture dated 18th January, 1966, registered in the Office of the Joint Sub-Registrar of Alipore at Behala, in Book No. I, Volume No. 13, Pages 79 to 85, being Deed No. 271 for the year 1966, executed by Asrafnessa Bibee as the Vendor therein (4) Indenture dated 22nd January, 1966, registered in the Office of the Joint Sub-Registrar, Alipore at Behala, in Book No. I, Volume No. 13, Pages 117 to 124, being Deed No. 364 for the year 1966, executed by Baharanesa Bibee as the Vendor therein and (5) Indenture dated 31st January, 1966, registered in the Office of the Joint Sub-Registrar, Alipore at Behala, in Book No. I, Volume No. 13, Pages 193 to 201, being Deed No. 503 for the year 1966, executed by Munishi Mohammad Yusuf and Rabia Khatoon as the Vendors therein; Electrical Industries Corporation, Electrical Industries Corporation became the owner of the Larger Property and consequently, the Said Property, which is a part of the Larger Property.

4.2 The Larger Property was mortgaged by Electrical Industries Corporation to Punjab National Bank. Punjab National Bank initiated Title Suit No. 12 of 1984 (renumbered as Title Suit No. 96 of 1989 against Electrical Industries Corporation in the Hon'ble

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High Court at Calcutta which was later on transferred as Transfer Application No. 17 of 1994 to the Learned Debts Recovery Tribunal, Calcutta, for recovery of its dues upon default of Electrical Industries Corporation in payment of the outstanding on account of the loan granted by the Said Bank to Electrical Industries Corporation. In terms of the Certificate of Sale dated 29th July, 2009 issued in Recovery Proceedings No. 5 of 2004 connected with Transfer Application No. 17 of 1994, the Larger Property was sold to Calcutta Infrastructure Infotech Projects Limited. In furtherance of the said Certificate of Sale dated 29th July, 2009, the terms and conditions of such sale were recorded in a Deed of Conveyance dated 19th September, 2010, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, in Book No. I, Volume No. 40, at Pages 2303 to 2346, being Deed No. 11499 for the year 2010 made between the Receiver appointed in the Recovery Proceedings No. 5 of 2004 and Calcutta Infrastructure Infotech Projects Limited.

4.3 By a Deed of Conveyance dated 17th September, 2014, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, in Book No. I, CD Volume No. 14, at Pages 367 to 382, being Deed No. 10249 for the year 2014, Calcutta Infrastructure Infotech Projects Limited sold the Said Property to the Owner.

4.4 In the aforesaid facts and circumstances, the Owner is entitled to sole and absolute ownership of the Said Property.

5. Conclusion

5.1 The searches undertaken by us have not disclosed any encumbrances affecting the Said Property as per the records available.

5.2 We would however mention that the searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.

5.3 Some of the searches done were incomplete due to non-availability of records as mentioned in the **Annexures** hereto.

5.4 **Subject To** our observations aforesaid, we are of the opinion that the Owner has a marketable title to the Said Property and free from all encumbrances.

Schedule (Said Property)

Land measuring 11.65 (eleven point six five) acre, more or less, equivalent to 35 (thirty five) *bigha* 4 (four) *cottah* 14 (fourteen) *chittack* and 19 (nineteen) square feet, more or less, comprised in R.S. *Dag* Nos. 388, 389, 390, 391, 392 (Part), 393, 395, 396, 390/664, 391/665 and 393/718, recorded in R.S. *Khatian* Nos. 40, 105, 269, 593, 594, 595, 596, 613, 614, 625 and 626, *Mouza* Sayidpur, J.L. No. 12, R.S. No. 34, *Touzi* No. 8, Pargana Khaspur, being Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas which is butted and bounded as follows:

On the North : Partly by Municipal Premises No. 591A/1, Motilal Gupta Road and partly by land belonging to others
On the East : Partly by Brick Filed Road and partly by land belonging to others
On the South : By land belonging to others
On the West : Partly by Motilal Gupta Road and partly by land belonging to others

DATED THIS 3rd DAY OF March 2015

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**Annexure A
(Documents Produced)**

Sl. No.	Nature, Date and Registration Particulars of Document	Parties	Purport of the document	Status
A1	Indenture dated 11 th January, 1957 Office of the Joint Sub-Registrar of Alipore at Behala I/7/93-98/140/1957	Madhu Sudan Saha ..Vendor Electrical Industries Corporation ..Purchaser	Sale of a portion of Larger Property	Original
A2	Indenture dated 18 th January, 1966 Office of the Joint Sub-Registrar of Alipore at Behala I/6/138-145/261/1966	Atobar Rahman ..Vendor Electrical Industries Corporation ..Purchaser	Sale of a portion of Larger Property	Original
A3	Indenture dated 18 th January, 1966 Office of the Joint Sub-Registrar of Alipore at Behala I/13/79-85/271/1966	Asrafnessa Bibee ..Vendor Electrical Industries Corporation ..Purchaser	Sale of a portion of Larger Property	Original
A4	Indenture dated 22 nd January, 1966 Office of the Joint Sub-Registrar of Alipore at Behala I/13/117-124/364/1966	Baharanesa Bibee ..Vendor Electrical Industries Corporation ..Purchaser	Sale of a portion of Larger Property	Original
A5	Indenture dated 31 st January, 1966 Office of the Joint Sub-Registrar of Alipore at Behala I/13/193-201/503/1966	Munishi Mohd. Yusuf & Anr. ..Vendors Electrical Industries Corporation ..Purchaser	Sale of a portion of Larger Property	Original
A6	Certificate of Sale dated 28 th July, 2009 in Recovery Proceedings No. 5 of 2004	Issued by the Recovery Officer, Kolkata Debts Recovery Tribunal-I	Sale of Larger Property	Original
A7	Deed of Conveyance, dated 19 th November, 2010 Office of the District Sub-Registrar II, Alipore, South 24 Parganas I/40/2303-2346/11499/2010	J. Basu Ray, Advocate/Receiver ..Vendor Calcutta Infrastructure Infotech Projects Limited ..Purchaser	Sale of Larger Property	Original
A8	Deed of Conveyance, dated 17 th September, 2014 Office of the District Sub-Registrar II, Alipore, South 24 Parganas I/14/367-382/10249/2014	Calcutta Infrastructure Infotech Projects Limited ..Vendor Ideal Real Estates Private Limited ..Purchaser	Sale of Said Property	Original

Annexure B
(Details of Registration Offices Searches)
Office of the Registrar of Assurances, Kolkata

Property Details	Period	Entries Found	Receipt No.	Remarks
Municipal Premises No. 591, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008, District South 24 Parganas within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas	1981-2010	Nil	192069	None
Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008, District South 24 Parganas within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas	2010-2013	Nil	292593	None
Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008, District South 24 Parganas within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala, District South 24 Parganas	2013-2014	Nil	896691	None
R.S. Dag Nos. 388, 389, 390, 391, 392 (Part), 393, 395, 396, 390/664, 391/665 and 393/718, Mouza Sayidpur	1981-2010	Nil	178412	None
	2010-2013	Nil	292594	None
	2013	Nil	674427	None
	2014	Nil	896692	None

District Registration Office, Alipore, South 24 Parganas

Property Details	Period	Entries Found	Receipt No.	Remarks
Municipal Premises No. 591, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala	1981-2010	Nil	418437	None
	2010-2013	A7 [Please refer to Annexure A above for the details of the entry.]	298318	Related to the Said Property
Municipal Premises No. 591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala	2014	A8 [Please refer to Annexure A above for the details of the entry.]	837796	Related to the Said Property
R.S. Dag Nos. 388, 389, 390, 391, 392 (Part), 393, 395, 396, 390/664, 391/665 and 393/718, Mouza Sayidpur	1981-2010	Nil	418438	None
	2010-2013	A7 [Please refer to Annexure A above for the details of the entry.]	298319	Related to the Said Property
	2013-2014	A8 [Please refer to Annexure A above for the details of the entry.]	837795	Related to the Said Property



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Additional District Sub-Registration Office, Behala, South 24 Parganas

Property Details	Period	Entries Found	Receipt No.	Remarks
Municipal Premises No. 591, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala	1981-2010	Nil	418437	None
Municipal Premises No. 591/591A, Motilal Gupta Road, Police Station Haridevpur, Kolkata-700008 within Ward No. 122 of Kolkata Municipal Corporation, Sub-Registration District Behala	2010-2013 2014	Nil Nil	298318 837796	None None
R.S. Dtg Nos. 388, 389, 390, 391, 392 (Part), 393, 395, 396, 390/664, 391/665 and 393/718, <i>Mauza</i> Sayidpur	1981-2010 2010-2013 2013-2014	Nil Nil Nil	418438 298319 837795	None None None

Note: Originals of all Search Reports and Receipts are enclosed, collectively marked Annexure B1.

Annexure C
(Details of Court & Sheriff Searches)

Electric Industries Corporation

Courts Searched	Period	Case Found	Receipt No.	Remarks
7 th Civil Judge, Senior Division, Alipore, South 24 Parganas: Title Suit Money Suit Title Execution Money Execution	1999 - 2010	None None None None	Nil Nil Nil Nil	Nil Nil Nil Nil
5 th Civil Judge, Junior Division, Alipore, South 24 Parganas: Title Suit Money Suit Title Execution Money Execution	1999 - 2010	None None None None	Nil Nil Nil Nil	Nil Nil Nil Nil
Attachment Register, Sheriff, High Court: Miscellaneous Immoveable	1999-2010	None None	A198674 A208049	Nil Nil

Calcutta Infrastructure Infotech Projects Limited

Courts Searched	Period	Case Found	Receipt No.	Remarks
7 th Civil Judge, Senior Division, Alipore, South 24 Parganas: Title Suit Money Suit Title Execution Money Execution	2010 - 2014	None None None None	Nil Nil Nil Nil	Nil Nil Nil Nil
5 th Civil Judge, Junior Division, Alipore, South 24 Parganas: Title Suit Money Suit Title Execution Money Execution	2010 - 2014	None None None None	Nil Nil Nil Nil	Nil Nil Nil Nil
Attachment Register, Sheriff, High Court: Miscellaneous Immovable	2010 - 2014	None None	A206721 A208050	Nil Nil

Note: Original Certificates of 7th Civil Judge, Senior Division, Alipore, South 24 Parganas and 5th Civil Judge, Junior Division, Alipore, South 24 Parganas and Reports of Attachment Register, Sheriff, High Court at Calcutta are enclosed, collectively marked Annexure C1.



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Annexure D
(Land Acquisition Collector)

From enquiries made in the Office of the Land Acquisition Collector, Alipore, South 24 Parganas, it appears that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition.

Note: Original Search Report is enclosed, marked Annexure D1.



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Annexure E
(Competent Authority, Urban Land Ceiling Department at Bidhannagar)

No Objection Certificate (NOC) has been obtained from Urban Land Ceiling Department, Sadar Alipore, South 24 Parganas.

Note: Photocopy of the original NOC is enclosed, marked as Annexure E1.

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Annexure F
(Kolkata Metropolitan Development Authority)

From the records maintained at the Office of the Kolkata Metropolitan Development Authority it appears that the Said Property or any part thereof is not affected by acquisition, road alignment and/or any other scheme either proposed and/or to be proposed, prescribed and/or to be prescribed, sanctioned and/or to be sanctioned.

Note: Original Report is enclosed, collectively marked Annexure F1.

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Annexure G

(Kolkata Improvement Trust)

From enquires made in the Office of the Kolkata Improvement Trust it appears that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition by Kolkata Improvement Trust.

Note: Original Report is enclosed, collectively marked Annexure G1.

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Annexure H

(Kolkata Municipal Corporation)

From enquires made in the Kolkata Municipal Corporation, it appears that the name of Calcutta Infrastructure Infotech Projects Limited is duly mutated in respect of the Said Property and taxes have been paid till the third quarter of the year ending 2014-2015.

Note: Original Report is enclosed, collectively marked Annexure HI.



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Annexure I

(Office of the Block Land & Land Reforms Officer T/M Block, L & L. R. Department)

From enquires made in the Office of the Block Land & Land Reforms Officer T/M Block, L & L. R. Department it appears that the name of Ideal Real Estates Private Limited is duly mutated in respect of the Said Property.

Note: Photocopy of the Original Certificate of Mutation is enclosed, marked Annexure II.



Annexure J
(Registrar Of Companies)

From the records of the Registrar of Companies, Kolkata, Ministry of Corporate Affairs, it appears that no creation or registration of charge have been caused in respect of the immovable assets of Calcutta Infrastructures Infotech Projects and the Owner.

Note: Original Report is enclosed, collectively marked Annexure J1.



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