

DATED THIS 11TH DAY OF OCTOBER, 2017

TITLE REPORT

OF

*Premises No. 52, Buroshibhala Main Road, KMC.
Ward No. 117, P. S. Behala, Kolkata 700 038*

FOR

IDEAL REAL ESTATES PRIVATE LIMITED

**R. Ginodia & Co.
Advocates
7C, Kiran Shankar Roy Road
Kolkata - 700 001.**

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TITLE REPORT

A. Said Property

ALL THAT plot of land measuring about 161 decimals equivalent to about 97.405 cottahs comprised in Dag Nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 126, 124, 123 and 2586 (also known as 123/2586) at Mouza Punja Sahapur, J. L. No. 9, Sheet No. 1, Police Station Behala, District 24 Parganas (South) together with several buildings, dwelling houses, residential quarters, rooms together measuring about 12,905 square feet and godowns, sheds and other constructions and structures constructed thereon measuring 9690 square feet and totalling about 22,595 square feet and being present Premises No. 52, Buroshibtala Main Road (previously Premises Nos. 49 and 52, Buroshibtala Main Road and prior thereto being portion of 1 Buroshibtala Main Road and also known as holding no. 1/71, Buroshibtala Main Road) Kolkata 700 038 within Ward No. 117 of the Kolkata Municipal Corporation.

B. Devolution of Title as stated in Purchase Deed:

- 1 Smt. Tilottama Ghose, Kishori Mohan Ghose, Sudhir Kumar Ghose, Surja Kumar Ghose, Sailen Kumar Ghose, Samarendra Nath Ghose and Dilip Kumar Ghose were the absolute joint owners of All That the piece and parcel of land measuring about 158 decimals and comprised in Dag Nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 2587 (also known as 127/2587), 127, 126 and 124 at Mouza Punja Sahapur, J. L. No. 9, Sheet No. 1, Police Station Behala, District 24 Parganas (South), within Ward No. 117 of the Kolkata Municipal Corporation together with dwelling houses, sheds and other constructions and structures constructed thereon and hereinafter referred to as "the said 158 Decimals Land", each having an undivided 1/7th share therein. The names of the aforesaid 7 persons were recorded in the Record of Rights. There are however some discrepancies in the names of some of the aforesaid 7 persons recorded in the Record of Rights. The name of Sudhir Kumar Ghose is recorded as Sudhir Chandra Ghose in the Record of Rights and the name of Sailen Kumar Ghose is recorded as Sailen Chandra Ghose in some of the Record of Rights. However, such discrepancies are not unusual.
- 2 (a) The said Sudhir Kumar Ghosh died intestate on 6th July 1965 leaving behind him surviving, his wife Smt. Mamata Rani Ghosh (since deceased), his daughter Smt. Sanghamitra Ghosh (since deceased) and mother Smt. Tilottama Ghose (since deceased) as his only legal heirs.

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- 2 (b) The said Smt. Mamata Rani Ghosh died intestate on 22nd November 1978 leaving behind her surviving, her daughter Smt. Sanghamitra Ghosh (since deceased) as her only legal heir.
- 2 (c) The said Smt. Sanghamitra Ghosh died on 4th February 2012 leaving behind her surviving her daughter Smt. Anusua Ghosh and her husband Nitish Kumar Ghosh. The said Smt. Sanghamitra Ghosh had executed her Last Will and Testament dated 20th December, 2010 (hereinafter referred to as "the said Will") whereunder all her movable and immovable properties were bequeathed absolutely to her daughter Smt. Anusua Ghosh who was also named as the Sole Executrix thereof. Accordingly, in terms of the said Will, Smt. Anusua Ghosh became entitled to the entire share of the said Smt. Sanghamitra Ghosh in the said 158 Decimals Land which includes the share inherited by Smt. Sanghamitra Ghosh from her parents as mentioned in paragraphs 2 (a) and 2 (b) above as also the share inherited by her from Smt. Tilottama Ghose as mentioned in paragraph 7 (a) below. Probate in respect of the said Last Will and Testament dated 20th December, 2010 has been duly granted on 17th March, 2015 by the Court of the Learned District Delegate 1st Civil Judge, Senior Division at Alipore in Act 39 Case No. 209 of 2012 to the Sole Executrix Smt. Anusua Ghosh.
- 3 The said Dilip Kumar Ghose died intestate on 8th March 1977 leaving behind him surviving his wife Smt. Gita Ghosh and two daughters Smt. Supti Sinha and Kum. Subhra Ghosh as his only legal heirs.
- 4 (a) The said Kishori Mohan Ghose died intestate on 24th December 1987 and subsequently his wife Smt. Lilabati Ghose died intestate on 8th August 1989. Accordingly, the share of the said Kishori Mohan Ghose devolved upon his three daughters (i) Smt. Ila Sarkar (since deceased), (ii) Smt. Reba Ghosh (since deceased) and (iii) Smt. Chirta Halder (since deceased).
- 4 (b) The said Smt. Chitra Halder died intestate on 16th November 1998 and subsequently her husband Salil Kumar Halder died intestate on 4th July, 2005. Accordingly, the share of the said Smt. Chitra Halder devolved upon her two daughters Smt. Kalpana Ghose and Smt. Sharmishta Mondal.
- 4 (c) The said Smt. Reba Ghosh died intestate on 21st November 2003 as a spinster and upon her death her share devolved on her surviving sister Smt. Ila Sarkar (since deceased) as her only legal heir.
- 4 (d) The said Smt. Ila Sarkar died intestate on 1st February 2004 leaving behind surviving her son Alope Sarkar as her only legal heir. Accordingly, the share in the said 158 Decimals Land belonging to the said Smt. Ila Sarkar at the time of her death (including the share inherited by her from the said Smt. Reba Ghosh) devolved upon Alope Sarkar.
5. The said Surya Kumar Ghosh died intestate on 10th March 1998 and subsequently his wife Smt. Pratima Ghosh died intestate on 18th October 2009. Accordingly, the share of the said Surya Kumar Ghosh devolved upon his

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- three daughters (i) Smt. Anjushree Sur, (ii) Smt. Manjushree Nandi and (iii) Smt. Ranjushree Sur and one son Sujoy Kumar Ghosh.
6. The said Sailen Kumar Ghose died intestate on 29th September.1998 leaving behind him surviving wife Smt. Juthika Ghose, two daughters Smt. Kakoli Mishra and Smt. Kajori Poddar and son Souvik Ghose as his only legal heirs.
- 7 (a) The said Smt. Tilottama Ghose died intestate on 31st July 1981 leaving behind as her only heirs, her 4 daughters (i) Smt. Sudha Rani Ghosh (since deceased), (ii) Smt. Bela Rani Ghosh (since deceased), (iii) Smt. Anima Ghosh (since deceased) and (iv) Smt. Mira Neogi and her four surviving sons Samarendra Nath Ghose, Kishori Mohan Ghose (since deceased), Surya Kumar Ghose (since deceased) and Sailen Kumar Ghosh (since deceased) and the children of her predeceased son Dilip Kumar Ghose (that is, Smt. Supti Sinha and Kum. Subhra Ghosh) and the sole child of her predeceased son Sudhir Kumar Ghosh (that is, Smt. Sanghamitra Ghosh (since deceased). The aforesaid share inherited by Smt. Sanghamitra Ghosh (since deceased) from Smt. Tilottama Ghose as also the shares inherited by Smt. Sanghamitra Ghosh (since deceased) from her parents as mentioned in paragraphs 2 (a) and 2 (b) above have been bequeathed by Smt. Sanghamitra Ghosh to Smt. Anusua Ghosh as mentioned in paragraph 2(c) above. The shares inherited by Smt. Sudha Rani Ghosh (since deceased), Smt. Bela Rani Ghosh (since deceased), Smt. Anima Ghosh (since deceased), Kishori Mohan Ghose (since deceased), Surya Kumar Ghose (since deceased) and Sailen Kumar Ghosh (since deceased) have devolved on their respective heirs as mentioned in paragraphs 7 (b), 7 (c), 7 (d), 4, 5 and 6 herein.
- 7 (b) The said Smt. Sudha Rani Ghosh died intestate on 20th October 1988, leaving her surviving three sons namely Anil Kumar Ghosh (since deceased), Ashim Kumar Ghose (since deceased) and Debabrata Ghosh as the only heirs. The said Anil Kumar Ghosh died intestate on 28th May 1999 leaving him surviving his wife Smt. Debi Ghosh, one daughter Smt. Anamika Pan and one son Arindam Ghosh as his only legal heirs. The said Ashim Kumar Ghose died intestate on 11th December 2001 leaving him surviving his wife Smt. Nilima Ghose and two daughters namely Smt. Arpita Mitra and Smt. Aditi Ghose as the only legal heirs.
- 7 (c) The said Smt. Bela Rani Ghose died intestate on 15th September 2007 leaving behind her surviving her son Debashis Ghosh as her only legal heir.
- 7 (d) The said Smt. Anima Ghosh died intestate on 01.06.2011 leaving behind her two daughters Smt. Manjushri Ghosh and Smt. Shipra Mondal and her two sons Tapas Ghosh and Manash Ghosh as her only legal heirs.
8. Accordingly the following 29 persons became the joint owners of the said 158 Decimals Land:
- (i) Samarendra Nath Ghose
 - (ii) Smt. Anusua Ghosh
 - (iii) Alope Sarkar

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- (iv) Smt. Kalpana Ghosh
- (v) Smt. Sharmistha Mondal
- (vi) Smt. Anjushree Sur
- (vii) Smt. Manjushree Nandi
- (viii) Sujoy Kumar Ghosh
- (ix) Smt. Ranjushree Sur
- (x) Smt. Juthika Ghose
- (xi) Smt. Kakoli Mishra
- (xii) Smt. Kajori Poddar
- (xiii) Souvik Ghose
- (xiv) Smt. Gita Ghosh
- (xv) Smt. Supti Sinha
- (xvi) Kum. Subhra Ghosh
- (xvii) Smt. Debi Ghosh
- (xviii) Smt. Anamika Pan
- (xix) Arindam Ghosh
- (xx) Smt. Nilima Ghose
- (xxi) Smt. Arpita Mitra
- (xxii) Smt. Aditi Ghose
- (xxiii) Debabrata Kumar Ghose
- (xxiv) Debasish Ghosh
- (xxv) Smt. Manjushri Ghosh
- (xxvi) Smt. Shipra Mondal
- (xxvii) Tapas Kumar Ghosh
- (xxviii) Manash Kumar Ghosh
- (xxix) Smt. Mira Neogi

The aforesaid 29 persons are hereinafter collectively referred to as “**the Previous Owners**”.

9. By an Order dated 26th December, 1973 the Land Utilisation and Reforms and Land and Land Revenue Department of the Government of West Bengal requisitioned the said 158 Decimals Land under the provisions of the West Bengal Premises Requisition & Control (Temporary Provisions) Act, 1947 and took possession of the same on 7th January, 1974 for the purpose of use and occupation by the Government of West Bengal, Public Works Department. The Government of West Bengal, Public Works Department removed some constructions and built several new residential and office buildings as also godowns, sheds, rooms and garages, etc. on the said 158 Decimals Land and had been using and occupying the same till possession thereof was handed over to the Previous Owners on 26th September, 2012 as fully mentioned in paragraph 13 below.
10. The Previous Owners and/or their predecessors in title filed several legal proceedings including W.P. No. 9567 (W) of 2002, W.P.C.R.C No. 114 (W) of 2011 and W.P.C.R.C No. 154 (W) of 2012, from time to time relating to the said 158 Decimals Land against the State of West Bengal and others. From time to time several orders were passed by the Hon'ble High Court at Calcutta in the above legal proceedings and pursuant to the same it was finally decided by the Government of West Bengal, Public Works Department that they would

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not continue with the possession of the said 158 Decimals Land and would return the same and hand over and deliver possession of the said 158 Decimals Land to the Vendors herein as its lawful owners. In this connection letters dated 29th March, 2012 and 18th April, 2012 were issued by the Government of West Bengal, Public Works Department.

11. Pursuant to discussions and exchange of correspondence between the Government of West Bengal, Public Works Department and the Previous Owners it was agreed that the Previous Owners would exchange a portion of the said 158 Decimals Land owned by the Previous Owners being All That piece and parcel of land measuring about 0.29 acres (along with structures thereon) at Mouza Punja Sahapur, J. L. No. 9, Sheet No. 1, comprised in Dag Nos. 126, 127, 2587, 124, 626, Police Station Behala, District 24 Parganas (South) and hereinafter referred to as "the said 29 Decimals Land" with land owned absolutely by the State of West Bengal being All That piece and parcel of land measuring about 0.32 acres (along with structures thereon) at Mouza Punja Sahapur, J. L. No. 9, Sheet No. 1, comprised in Dag Nos. 123, 2586, Police Station Behala, District 24 Parganas (South) and hereinafter referred to as "the said 32 Decimals Land".
12. By Memo bearing no. 172/SPW/2012 dated 19th September, 2012 issued by the Government of West Bengal, Public Works Department, direction was given to the Executive Engineer, Resource Division-1, Public Works Department, to immediately hand over possession of the said 158 Decimals Land along with all structures thereon to the Previous Owners.
13. On 26th September, 2012 the Executive Engineer, Resource Division-1, Public Works Department, Government of West Bengal duly handed over to the Previous Owners physical possession of the said 158 Decimals Land along with the several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon. By a Memo no. 1611 dated 26th September, 2012 the Executive Engineer, Resource Division-1, Public Works Department, Government of West Bengal confirmed the handing over of possession and once again made the proposal for exchange of the said 32 Decimals Land belonging to the Government of West Bengal with the said 29 Decimals Land (being part of the said 158 Decimals Land) belonging to the Previous Owners.
14. By and under a Deed of Exchange dated 23rd May, 2013 registered at the office of the District Sub-Registrar, Alipore in Book No. I, CD Volume No. 9, Pages 4257 to 4288, Being No. 06001 for the year 2013 (hereinafter referred to as "the said Deed of Exchange") the Previous Owners duly transferred absolutely by way of exchange along with physical possession the said 29 Decimals Land (including all structures thereon) in favour of the State of West Bengal and in lieu of the same the State of West Bengal duly transferred absolutely the said 32 Decimals Land (including all structures thereon) in favour of the Previous Owners. Possession Letter dated 23rd May, 2013 recording the handing over of physical possession of the said 32 Decimals Land (including all structures thereon) to the Previous Owners was issued by

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the Executive Engineer, Resources Division – 1, PWD, Government of West Bengal.

15. Accordingly, by virtue of the aforesaid Deed of Exchange the said 29 Decimals Land out of the said 158 Decimals Land was transferred by the Previous Owners in favour of the State of West Bengal and accordingly the Previous Owners continued to be absolute lawful owners of the balance portion of the said 158 Decimals Land containing land measuring about 129 decimals together with the several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon. Further, by virtue of the aforesaid Deed of Exchange the said 32 Decimals Land with structures thereon was transferred by the State of West Bengal in favour of the Previous Owners and accordingly the Previous Owners became the absolute lawful owners of the said 32 Decimals Land including all structures thereon.
16. The aforesaid 129 decimals land and the said 32 Decimals Land are contiguous to each other and together form one plot of land measuring 161 Decimals which was used for bastu and commercial purposes by the Public Works Department, Government of West Bengal and contained several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon including those constructed by the Public Works Department, Government of West Bengal.
17. By a Deed of Conveyance dated 20th June, 2013 registered at the office of the District Sub-Registrar – II, South 24 Parganas in Book No. I, CD Volume No. 14, Pages 5180 to 5235, Being No. 07370 for the year 2013 made between the Previous Owners (therein collectively referred to as the Vendors of the First Part), Nitish Kumar Ghosh (therein referred to as the Confirming Party of the Second Part) and Ideal Real Estates Private Limited (therein referred to as the Purchaser of the Other Part), the Vendors therein granted, sold, transferred, conveyed, assigned and assured unto the Purchaser absolutely and forever and the Confirming Party confirmed and assured unto the Purchaser absolutely and forever ALL THAT the piece and parcel of contiguous land measuring about 161 decimals equivalent to about 97.405 cottahs comprised in Dag Nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 126, 124, 123 and 2586 (also known as 123/2586) at Mouza Punja Sahapur, J. L. No. 9, Sheet No. 1, Police Station Behala, District 24 Parganas (South) together with several buildings, dwelling houses, residential quarters, rooms together measuring about 12,905 square feet and godowns, sheds and other constructions and structures constructed thereon measuring 9690 square feet and totaling about 22,595 square feet and being then known as Premises Nos. 49 and 52, Buroshibtala Main Road (previously a portion of 1 Buroshibtala Main Road and also known as holding no. 1/71, Buroshibtala Main Road) Kolkata within Ward No. 117 of the Kolkata Municipal Corporation (hereinafter referred to as "the said 161 Decimals Land") and delineated in Green colour in the map or plan annexed to the said Deed of Conveyance dated 20th June, 2013 together with the right of easements and appurtenances belonging thereunto free from all encumbrances, charges, liens, claims,

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demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, injunctions, court orders, liabilities and lis pendens whatsoever. Simultaneously with the execution of the said Deed of Conveyance dated 20th June, 2013 the Vendors therein made over vacant, khas and peaceful physical possession of the said 161 Decimals Land in its entirety to the Purchaser therein, being Ideal Real Estates Private Limited.

18. Accordingly, by virtue of the said Deed of Conveyance dated 20th June, 2013 Ideal Real Estates Private Limited (hereinafter referred to as "the Owner") became the owner of the said 161 Decimals Land including all structures thereon with vacant khas and physical possession of the same.

C. Mutation & renumbering

1. Mutation with Block Land & Land Reforms Office (B. L. & L. R. O.): The said Property has been duly mutated in the name of the Owner Ideal Real Estates Private Limited in the records under the West Bengal Land Reforms Act, 1955 and Certificate of Mutation dated 3rd June, 2014 has been issued by the Block Land and Land Reforms Office, Thakurpukur, Metiabruz at Behala.
2. Mutation with Kolkata Municipal Corporation - Premises No. 52, Buroshibtala Main Road, Kolkata - 700 038 (being the said Property) has been duly mutated in the name of the Owner Ideal Real Estates Private Limited in the records of the Kolkata Municipal Corporation under Assessee No. 411170200528 and Mutation Certificate dated 16th January, 2014 has been issued by the Kolkata Municipal Corporation. We have been verbally informed that upon mutation the said 161 Decimals Land with structures purchased by the Owner by virtue of the said Deed of Conveyance dated 20th June, 2013, has been renumbered as Premises No. 52, Buroshibtala Main Road, Kolkata - 700 038 (being the said Property) in the records of the Kolkata Municipal Corporation. In this connection it may be noted that Assessment Roll has been issued by the Kolkata Municipal Corporation on 14th January, 2017 in respect of Premises No. 52, Buroshibtala Main Road, Kolkata - 700 038 (being the said Property) in the name of Ideal Real Estates Private Limited as the Owner and the land area comprised in Premises No. 52, Buroshibtala Main Road, Kolkata - 700 038 mentioned therein is 4 Bighas 17 Cottahs 6 Chittacks 21.5 Square Feet which is equivalent to 161 decimals.

D. Conversion

The classification of the said Property has been converted and Memo bearing No. 51 (C) / 46 / 4412 / P / 14 dated 25th August, 2014 has been issued by the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas recording the conversion of classification of the land comprised in the said Property to "Bastu Commercial".

E. No Objection Certificate issued by the Urban Land Ceiling Authorities

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No Objection Certificate bearing Memo No. 2985/ULC/Alip/2014 dated 3rd December, 2014 has been issued by the Competent Authority, ULC & S. D. O. Alipore Sadar, 24 Parganas South recording satisfaction that the applicants do not appear to hold any land in excess of the ceiling limit under the provision of the Urban Land (Ceiling and Regulation) Act, 1976 relating to the said Property and certifying its no objection to sanction being granted to the building plan by the Kolkata Municipal Corporation for construction of buildings on the said Property.

F. Corporation/Property Taxes

From the website of the Kolkata Municipal Corporation (KMC) we have obtained details of the Outstanding Property Taxes payable to KMC in respect of the said Property under Assessee No. 411170200528. Copy of the same is annexed as "Annexure A". From the said details it appears that an amount of Rs. 1,73,318/- is shown as the Outstanding Property Taxes as on 19th September, 2017. However in the same document a sum of Rs. 45,60,505/- is shown under the heading "SUSPENSE". According to the Owner the above amount of Rs. 45,60,505/- is lying deposited to the credit of the Owner with the KMC and the outstanding amount of Rs.1,73,318/- as also future bills would be adjusted by KMC from the aforesaid deposit lying in the suspense account.

G. Mortgage of the said Property: The said Property has been mortgaged by the Owner with ICICI Bank and inter alia, the original Deed of Conveyance dated 20th June, 2013 in favour of the Owner has been deposited with ICICI Bank. The Charge over the said Property created in favour ICICI Bank is also reflected on the MCA website as mentioned below.

H. Analysis of Searches made by independent Company Secretary on the website of the Registrar of Companies

As per instructions, an independent Company Secretary was engaged to ascertain whether Ideal Real Estates Private Limited has created any charge on the said Property. We have received the Search Report from the Company Secretary stating, inter alia, that according to the online search made on 6th October, 2017 on the website of the Ministry of Corporate Affairs (MCA), Ideal Real Estates Private Limited has created charge on the said Property with ICICI Bank Limited as per details mentioned in the Annexure to the said Search Report.

A copy of the aforesaid Search Report issued by the Company Secretary alongwith its annexure is annexed hereto as "Annexure B".

I. Analysis of Searches made by independent Searchers at the Registration Offices

(a) As per instructions, Index II searches were caused to be made through independent searchers at the Registrar of Assurances, Kolkata, District Sub Registrar, Alipore and Additional District Sub Registrar, Behala and the results of

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the same on the basis of the search notes of the Searchers and the records made available to them are mentioned below:-

1. Mouja Punja Sahapur, J. L. No. 9, Police Station Behala, District 24 Parganas (South)

Dag Numbers	R. A. Kolkata Period 1982 to 2017	D. S. R. Alipore Period 1982 to 2017	A. D. S. R. Behala Period 1982 to 2017
120/2583	No Entry Found	No Entry Found	No Entry Found
122/626	No Entry Found	No Entry Found	No Entry Found
122/2585	No Entry Found	No Entry Found	No Entry Found
122/2584	No Entry Found	No Entry Found	No Entry Found
124	No Entry Found	No Entry Found	No Entry Found
127/2587	No Entry Found	No Entry Found	No Entry Found
126	No Entry Found	No Entry Found	No Entry Found
122	No Entry Found	No Entry Found	No Entry Found
2588	No Entry Found	No Entry Found	No Entry Found
224	No Entry Found	No Entry Found	No Entry Found
224/1163	No Entry Found	No Entry Found	No Entry Found
127	No Entry Found	No Entry Found	No Entry Found
224/2588	No Entry Found	No Entry Found	No Entry Found

As per instructions, we had engaged independent searchers at the Registrar of Assurances, Kolkata, District Sub Registrar, Alipore and Additional District Sub Registrar, Behala for causing searches in respect of the aforesaid Dag Numbers relating to the period 2013 – 2017. However we have been informed that searching on the basis of Dag Numbers cannot be made since Premises Number has been allotted and presently Index II searching can be made only in respect of Premises Numbers.

2. 1, Buroshibtala Main Road, Kolkata – 700 038

R. A. Kolkata Period 1982 to 2017	D. S. R. Alipore Period 1982 to 2017	A. D. S. R. Behala Period 1982 to 2017
No Entry Found	Entry Found (details below)	No Entry Found

The details of the aforesaid entry found at the office of the D. S. R. Alipore are as follows:

Deed Details	Remarks
Deed of Exchange registered at the office of the District Sub-Registrar, Alipore in Book No. I, Pages 4257 to 4288, Being No. 160206025 for the year 2013.	Copy of this Deed of Exchange is available. See paragraph B.14 above.

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3. 49, Buroshibtala Main Road, Kolkata – 700 038

R. A. Kolkata Period 1983 to 2017	D. S. R. Alipore Period 1983 to 2017	A. D. S. R. Behala Period 1983 to 2017
No Entry Found	Entry Found (details below)	No Entry Found

The details of the aforesaid entry found at the office of the D. S. R. Alipore are as follows:

Deed Details	Remarks
Sale Document registered at the office of the District Sub-Registrar, Alipore in Book No. I, Volume No. 101, Pages 636 to 663, Being No. 00687 for the year 2008.	<p>We have obtained a Certified Copy of this Deed of Conveyance dated 5th October, 2007. This Deed of Conveyance relates to sale of All That the entirety of the Municipal Premises No. 49, Buro Shibtala Lane, situate within Ward No. 117 of Kolkata Municipal Corporation, within Police Station Behala, Kolkata 700 038 admeasuring an area of 14 Cottahs 8 Chittacks (upon physical measurement) originally being portion of Premises No. 1, Buro Shibtala Main Road together with remainder and remainders, reversion and reversions and further together with all the sheds dwelling house and other structures thereon or part thereof admeasuring kutcha shed structures 530 square feet and pucca structures 500 square feet more or less. This Deed of Conveyance has been executed by the Previous Owners and/or their predecessors-in-title (as the Vendors) and Nani Gopal Mukherjee (as the Confirming Party) in favour of Lotus Castings Private Limited.</p> <p>An Affidavit-cum-Declaration has been affirmed by the Previous Owners stating, inter alia, that Premises No. 49, Buroshibtala Main Road, Kolkata contained land measuring about 1 Bigha 11 Cottahs 11 Chittacks and 12 Square feet out of which only 14 Cottahs 8 Chittacks land was sold by the above Deed of Conveyance dated 5th October, 2007 to Lotus Castings Private Limited since the balance land was encroached upon and was not in the possession of the Previous Owners and/or their predecessors-in-title. Because of the above, the portion of Premises no. 49, Buroshibtala Main Road measuring 14 Cottahs 8 Chittacks which was in the possession of the Previous Owners and/or their predecessors-in-title at the time of execution of the Deed of Conveyance dated 5th October, 2007 was incorrectly referred to in the said Deed as "the entirety of Premises no. 49 Buroshibtala Main Road".</p>

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4. 1/71, Buroshibtala Main Road, Kolkata – 700 038

R. A. Kolkata Period 1983 to 2017	D. S. R. Alipore Period 1983 to 2017	A. D. S. R. Behala Period 1983 to 2017
No Entry Found	No Entry Found	No Entry Found

5. 52, Buroshibtala Main Road, Kolkata – 700 038

R. A. Kolkata Period 1983 to 2017	D. S. R. Alipore Period 1983 to 2017	A. D. S. R. Behala Period 1983 to 2017
Entries Found (details below)	No Entry Found	Entry Found (details below)

The details of the aforesaid entries found at the office of the R. A. Kolkata are as follows:

Deed Details	Remarks
Sale Document registered at the office of the Additional Registrar of Assurances – I, Kolkata in Book No. I, Volume No. 1, Pages 1 to 25, Being No. 03890 for the year 2007 relating to structure measuring 952 square feet at Premises No. 94, Buroshibtala Main Road.	This Deed apparently relates to Premises No. 94, Buroshibtala Main Road, Kolkata as is mentioned in the search note itself. It is not known as to why reference to a Deed relating to Premises No. 94, Buroshibtala Main Road, Kolkata was found during searches conducted regarding Premises No. 52, Buroshibtala Main Road, Kolkata. Apparently there must be some error either in the indexing at the Registration Office or at the Searcher's end. Accordingly we caused inspection of this Deed to be made by the searcher. The searcher has informed that this Deed has been executed by Unmukt Tracom Private Limited and others in favour of Alope Kumar Banerjee and Gayatri Banerjee and this Deed relates to a flat measuring 952 square feet situated at 94, Buroshibtala Main Road. Thus this Deed does not relate to the said Property.
Sale Document registered at the office of the Additional Registrar of Assurances – I, Kolkata in Book No. I, Volume No. 1, Pages 1 to 28, Being No. 08441 for the year 2003 relating to structure measuring 778 square feet at Premises No. 32/7/1A, Buroshibtala Main Road.	This Deed apparently relates to Premises No. 32/7/1A, Buroshibtala Main Road, Kolkata as is mentioned in the search note itself. It is not known as to why reference to a Deed relating to Premises No. 32/7/1A, Buroshibtala Main Road, Kolkata was found during searches conducted regarding Premises No. 52, Buroshibtala Main Road, Kolkata. Apparently there must be some error either in the indexing at the Registration

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	<p>Office or at the Searcher's end. Accordingly we caused inspection of this Deed to be made by the searcher. The searcher has informed that this Deed has been executed by Sudhendsu Kumar Dutta in favour of Ujjal Chandra and this Deed relates to a flat measuring 778 square feet situated at 32/7/1A, Buroshibtala Main Road. Thus this Deed does not relate to the said Property.</p>
<p>Gift Deed registered at the office of the Additional District Sub-Registrar, Behala in Book No. I, Pages 235273 to 235298, Being No. 160708006 for the year 2017 relating to land measuring 5 Cottahs 13 Chittacks 20 square feet and structure measuring 1700 square feet at Premises No. 52, Buroshibtala Main Road.</p>	<p>We have obtained a Certified Copy of this Deed of Gift dated 31st August, 2017. This Deed relates to land measuring 5 Cottahs 13 Chittacks 20 Square feet together with two storied residential building lying and situated at R. S. Dag Nos. 731, 732 and 727 under R. S. Khatian No. 450 in Mouza Punja Sahapur, J. L. No. 9, R. S. No. 180, Touzi Nos. 159, 206 and 210, Pargana Magura, District Sub-Registry Office at Alipore and A. D. S. R. Office at Behala, Police Station Behala and its Municipal Premises No. 52, Buroshibtala Main Road, within Ward No. 118 of the Kolkata Municipal Corporation and its Postal No. 36, Buroshibtala Main Road and its Assessee No. 411180300513 in the District of South 24 Parganas.</p> <p>This Deed has been executed by Mrs. Parvati Devi Chowdhury alias Parvati Devi Choudhary alias Parvati Devi Choudhury in favour of Mrs. Harshita Chowdhary.</p> <p>It appears from the Schedule of this Deed that this Deed relates to land comprised in R. S. Dag Nos. 731, 732 and 727 under R. S. Khatian No. 450. No portion of the said Property is comprised in Dag Nos. R. S. Dag Nos. 731, 732 and 727. The boundaries of the property mentioned in this Deed are different from the boundaries of the said Property mentioned in the Deed of Conveyance dated 20th June, 2013. The Ward Number mentioned in the Schedule of this Deed is 118 while the said Property is situated within Ward No. 117 of the Kolkata Municipal Corporation. This Deed also refers to Postal No. 36, Buroshibtala Main Road, Kolkata 700 038. Further the Previous Owners were the members of Ghosh Family and this Deed of Gift apparently does</p>

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	<p>not relate to any member of the Ghosh Family.</p> <p>In this connection, we made searches on the website of Kolkata Municipal Corporation and found that</p> <p>(a) Premises No. 52, Buroshibtola Main Road under Ward No. 117 is recorded in the name of Ideal Real Estates Private Limited under Assessee No. 411170200528; and</p> <p>(b) Premises No. 52, Buroshibtola Main Road under Ward No. 118 is recorded in the name of Smt. Parbati Devi Choudhury under Assessee No. 411180300513.</p> <p>Since two premises having the same number but situated in different wards of the Kolkata Municipal Corporation were found, an independent KMC consultant was appointed to verify that the two premises are separate and distinct from each other. From the Legal Report dated 11th October, 2017 of the consultant it is apparent that the two premises are different and separate and are physically located on opposite sides of Buroshibtolla Main Road and are not connected. A copy of the aforesaid Legal Report dated 11th October, 2017 alongwith its annexure is annexed hereto and marked as "Annexure C".</p>
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(b) As per instructions, **Index I** searches were caused to be made through independent searchers at the Registrar of Assurances, Kolkata, District Sub Registrar, Alipore and Additional District Sub Registrar, Behala and the results of the same on the basis of the search notes of the Searchers and the records made available to them are mentioned below:-

Name	R. A. Kolkata	D. S. R. Alipore	A. D. S. R. Behala
Samarendra Nath Ghose	No Entry Found Period 1982 to 2012	Entries Found Period 1982 to 2012	Entries Found Period 1982 to 2012
Sanghamitra Ghose	No Entry Found Period 1983 to 2012	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012
Anushuya Ghosh	No Entry Found	No Entry Found	No Entry Found

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	Period 2002 to 2012	Year 2012	Year 2012
Surya Kumar Ghose	No Entry Found Period 1982 to 1998	No Entry Found Period 1982 to 1998	No Entry Found Period 1982 to 1998
Anjushree Sur	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Manjushree Nandy	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Sujoy Kumar Ghosh	No Entry Found Period 1998 to 2012	No Entry Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Ranjushree Sur	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Sailen Kumar Ghose	No Entry Found Period 1982 to 1998	No Entry Found Period 1982 to 1998	No Entry Found Period 1982 to 1998
Juthika Ghose	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Kakoli Mishra	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Kajori Poddar	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Souvik Ghose	No Entry Found Period 1998 to 2012	Entries Found Period 1998 to 2012	No Entry Found Period 1998 to 2012
Gita Ghosh	No Entry Found Period 1982 to 2012	Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012
Supti Sinha	No Entry Found Period 1982 to 2012	Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012
Subhra Ghosh	No Entry Found Period 1982 to 2012	Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012
Bela Rani Ghosh	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012
Anima Ghosh	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2011
Mira Neogi	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012

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Anil Kumar Ghosh	No Entry Found Period 1988 to 1999	No Entry Found Period 1988 to 1999	No Entry Found Period 1988 to 1999
Debi Ghosh	No Entry Found Period 1999 to 2012	Entries Found Period 1999 to 2012	No Entry Found Period 1999 to 2012
Anamika Pan	No Entry Found Period 1999 to 2012	No Entry Found Period 1999 to 2012	Entries Found Period 1999 to 2012
Arindam Ghosh	No Entry Found Period 1999 to 2012	Entries Found Period 1999 to 2012	No Entry Found Period 1999 to 2012
Ashim Kumar Ghose	No Entry Found Period 1988 to 2012	No Entry Found Period 1988 to 2001	No Entry Found Period 1988 to 2001
Nilima Ghose	No Entry Found Period 2001 to 2012	Entries Found Period 2001 to 2012	No Entry Found Period 2001 to 2012
Arpita Mitra	No Entry Found Period 2001 to 2012	Entries Found Period 2001 to 2012	No Entry Found Period 2001 to 2012
Aditi Ghosh	No Entry Found Period 2001 to 2012	Entries Found Period 2001 to 2012	No Entry Found Period 2001 to 2012
Debabrata Ghosh	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012	No Entry Found Period 1982 to 2012
Debasish Ghosh	No Entry Found Period 2002 to 2012	No Entry Found Period 2007 to 2012	No Entry Found Period 2007 to 2012
Manjushri Ghosh	No Entry Found Period 2002 to 2012	No Entry Found Period 2011 to 2012	No Entry Found Period 2011 to 2012
Shipra Mondal	No Entry Found Period 2002 to 2012	No Entry Found Period 2011 to 2012	No Entry Found Period 2011 to 2012
Tapash Kumar Ghosh	No Entry Found Period 2002 to 2012	No Entry Found Period 2011 to 2012	No Entry Found Period 2011 to 2012
Manash Kumar Ghosh	No Entry Found Period 2002 to 2012	No Entry Found Period 2011 to 2012	No Entry Found Period 2011 to 2012

The details of the aforesaid entries are as follows:

Deed Details	Remarks
Sale Document registered at the office of the Additional District Sub-Registrar,	Reference to a Sale Document with the

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<p>Behala in Book No. I, Volume No. 101, Pages 636 to 663, Being No. 687 for the year 2008.</p>	<p>same registration details as this Sale Document was found during searches conducted at the office of the District Sub-Registrar, Alipore by the same searcher. Our remarks regarding such Sale Document is mentioned in Paragraph I.3 above. Accordingly it appears that the searcher has erroneously noted the details of the Sale Document found during searches at the office of the District Sub-Registrar, Alipore in the Search Notes relating to the searches conducted at the office of the Additional District Sub-Registrar, Behala. To confirm this we instructed a searcher to obtain a certified copy of this Sale Document from the office of the Additional District Sub-Registrar, Behala. He informed that this Sale Document is not found in the volume of the record. Accordingly it is apparent that the reference to this entry in the search notes relating to the office of the Additional District Sub-Registrar, Behala is result of an error by the searcher.</p>
<p>Sale Document registered at the office of the Additional District Sub-Registrar, Behala in Book No. I, Volume No. 12, Pages 2926 to 2973, Being No. 3346 for the year 2009.</p>	<p>Reference to a Sale Document with the same registration details as this Sale Document was found during searches conducted at the office of the District Sub-Registrar, Alipore by the same searcher. Our remarks regarding such Sale Document is mentioned below. Accordingly it appears that the searcher has erroneously noted the details of the Sale Document found during searches at the office of the District Sub-Registrar, Alipore in the Search Notes relating to the searches conducted at the office of the Additional District Sub-Registrar, Behala. To confirm this we instructed a searcher to obtain a certified copy of this Sale Document from the office of the Additional District Sub-Registrar, Behala. He informed that this Sale Document is not found in the volume of the record. Accordingly it is apparent that the reference to this entry in the search notes relating to the office of the</p>

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	Additional District Sub-Registrar, Behala is result of an error by the searcher.
Sale Document registered at the office of the District Sub-Registrar, Alipore in Book No. I, Volume No. 101, Pages 636 to 663, Being No. 687 for the year 2008.	See Remarks relating to this Deed in Paragraph I.3 above.
Sale Document registered at the office of the District Sub-Registrar, Alipore in Book No. I, Volume No. 12, Pages 2926 to 2973, Being No. 3346 for the year 2009.	<p>We have obtained a Certified Copy of this Deed of Conveyance dated 19th August, 2009 which has been executed by Sri Samarendra Nath Ghose, Smt. Sanghamitra Ghose, Sri Aloke Sarkar, Smt. Kalpana Ghosh, Smt. Sarmistha Mondal, Smt. Pratima Ghosh, Smt. Anjushree Sur, Smt. Manjushree Nandi, Sri Sujoy Kumar Ghose, Smt. Ranjushree Sur, Smt. Juthika Ghose, Smt. Kakoli Mishra, Smt. Kajori Poddar, Sri Souvik Ghose, Smt. Debi Ghosh, Sri Arindam Ghosh, Smt. Anamika Pan, Smt. Nilima Ghosh, Smt. Arpita Mitra, Miss Aditi Ghose, Sri Debabrata Ghosh, Smt. Anima Ghose, Smt. Mira Neogi, Smt. Gita Ghosh, Smt. Supti Sinha and Miss Subhra Ghosh (Collectively as the Vendors) in favour of Sri Manoj Nandi, Smt. Sanjana Nandi and Sri Sanjay Kumar Lakhmani (Collectively as the Purchasers). This Deed relates to sale of land measuring 5 Cottahs more or less along with R. T. Shed structure measuring 435 square feet more or less as standing thereon comprised in R. S. Dag Nos. 224 and 127 under Khatian No. 270, Mouza Punja Sahapur, J. L. No. 9 within the Kolkata Municipal Corporation (South Suburban Unit), Ward No. 117, known and numbered as Municipal Premises No. 3, Buro Shibtala Main Road, Postal Premises No. 1/A, Buro Shibtala Main Road (formerly 1 No. Buro Shibtala Main Road), Police Station Behala, Kolkata 700 084, Sub-Registration Office Behala in the District of 24-Parganas (South).</p> <p>Neither Dag Nos. 224 and 217 nor Municipal Premises No. 3, Buro Shibtala Main Road, Postal Premises No. 1/A,</p>

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	Buro Shibtala Main Road is part of the said Property. Accordingly it is apparent that this Deed relates to some other property.
Sale Document registered at the office of the District Sub-Registrar, Alipore in Book No. I, Volume No. 105, Pages 4861 to 4883, Being No. 1523 for the year 2008.	<p>We have obtained a Certified Copy of this Bengali Sale Deed dated 7th March, 2002 which has been executed by Smt. Ila Sarkar, Smt. Reba Ghosh, Smt. Chitra Halder, Surya Kumar Ghosh, Sailen Kumar Ghosh, Samarendra Nath Ghosh, Smt. Sanghamitra Ghosh, Smt. Supti Sinha, Smt. Gita Rani Ghosh and Smt. Sampa Ghosh (Collectively the Vendors through their Constituted Attorney Kishore Sen) in favour of Smt. Purnima Mondal (as the Purchaser). This Deed relates to sale of land measuring 4 Cottahs 1 Chittacks together with constructions measuring about 560 square feet in Dag No. 216 under Khatian No. 123, Mouza Punja Sahapur at Premises No. 81, Kailash Pandit Lane.</p> <p>Neither Dag No. 216 nor Premises No. 81, Kailash Pandit Lane is part of the said Property. Accordingly it is apparent that this Deed relates to some other property.</p>

Photocopies of the Search Receipts and the Search Notes received from the Searchers are collectively annexed as "Annexure D" containing 272 sheets (many having prints on both sides).

The searches, the search notes and the results and analysis of the searches caused to be made are subject to the contents of this paragraph. The records at the Registration Offices are not maintained properly. Several Index/Volumes are damaged and/or torn and several are not traceable/made available for inspection. Indexing for some of the years has not been completed at the registration offices. Further, there are omissions and errors in the preparation of Index by the Government Authorities as a consequence of which, though Deeds that have been registered regarding a property or by a person/entity the same are not reflected in the Index or have been recorded with incorrect spellings or noted against other properties and are accordingly not noticed/found in searches. For example, in cases where land in several Dags are purchased by a single Deed, it has been noticed that entry in the Index has been made only regarding one Dag or some of the Dags only and not all Dags. It has been sometimes noticed that duly registered documents, copies whereof are available with the parties, are not found during the search because of any of the above reason. Previously, Deeds/Documents could be presented for registration but kept pending

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because of dispute regarding the market valuation for stamp duty. Such Deeds/Documents are not available for searches and are also not reflected in computer searches. Since about the year 2001, the new records are being computerized and as such physical searches of Index/Volumes are not possible for the subsequent years. The process of searches on the computerised system is inadequate as access to the system/network is not given for searches and one has to rely on searches and verbal information of persons who have access to the computer. The searching that is available on the internet / website is limited and not complete. Accordingly, the searches caused to be made through the searchers on the basis of records made available are subject to all the above factors, besides the possibility of human errors by the searchers themselves. The searches made in the Courts (paragraph K below) are also similarly subject to errors and are not exhaustive. As such, the result of the searches cannot be certain or conclusive and the same is only indicative and of limited use/benefit and responsibility cannot be taken for the correctness of the searches or the consequent analysis.

J. Analysis of Searches made by independent Searchers at Courts

As per the instructions, searches were caused to be made through independent searchers who have obtained the Information Slips relating to the Court of the Learned 7th Civil Judge Senior Division at Alipore. It is mentioned in such Information Slips that no Title Suit and Money Suit has been filed before the Court of the Learned 7th Civil Judge Senior Division at Alipore against Ideal Real Estates Private Limited during the years 2013 – 2017 as it appears from the filing register.

K. Conclusion

On the basis of the above it is apparent that the Owner, Ideal Real Estates Private Limited purchased the said Property free from all encumbrances and that the said Property has been mutated in its name in the records of the Kolkata Municipal Corporation as also in the records under the West Bengal Land Reforms Act, 1955. The said Property has been mortgaged by Ideal Real Estates Private Limited in favour of ICICI Bank Limited and charge in respect of the same has been recorded.

L. Scope of the Report, Limitations & Qualifications

This Report has been issued subject to the Scope, Limitations & Qualifications mentioned below:

- i. This Report has been prepared as per the instructions received from Ideal Real Estates Private Limited ("Ideal") and is based on the information and photocopies of documents provided to us by Ideal. The title of the said Property has been analyzed and searches have been caused to be made and this Report has been prepared for the use of Ideal.
- ii. The list of photocopies of documents supplied to us for review is contained in "Annexure E" hereto. Originals of the deeds and documents mentioned under item nos. 1 (Certified Copies), 42, 43, 44, 49, 50, 51, 52 and 53 (Certified Copy) have been produced before us on 25th September, 2017 and 26th September, 2017. We have been informed that the original Deed of Conveyance dated 20th June, 2013, being the principal document of title, has

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- been deposited with ICICI Bank as the said Property has been mortgaged to the said Bank.
- iii. We have assumed the capacity of all natural persons, genuineness of all signatures and the authenticity of copies of the documents provided to us.
 - iv. We have assumed that the documents provided to us in connection with any particular issue are the only documents relating to such issue and that no documents and/or information have been suppressed from us.
 - v. Where such documents/records were not available for review, we have relied upon the verbal statements made to us.
 - vi. We have also assumed that there are no facts or circumstances in existence and no events have occurred and/or brought to our notice that have rendered the title documents and/or other documents void or voidable or capable of rescission for any fraud or misrepresentation or default on the part of any party.
 - vii. We have caused independent searches at the Registrar of Companies, relevant registration offices and courts as mentioned in paragraphs H, I and J above through independent external Company Secretary, KMC consultant and searchers and in preparing this Report we have relied upon the search notes and reports prepared by them.
 - viii. Valuation and physical verification of the said Property are not part of our scope of work, hence we have not examined the value or conducted any physical search/verification of the said Property nor have we physically inspected or verified the issue of physical possession.
 - ix. This Report is based solely upon applicable laws as in effect on the date hereof and as they presently apply, and to the facts as they presently exist. Laws and their interpretations are subject to changes from time to time and as such any changes may affect this Report. We assume no obligation to revise or supplement or update this Report should the present laws be changed by legislative action, judicial decision or otherwise or for events and circumstances occurring after the date of this Report.
 - x. While reasonable care has been taken in the preparation of this Report, we shall not be responsible or in anyway be held liable for any loss and/ or damage if suffered by the Client and or/ any third party on account of and/or relying on any information furnished by or statement made in this Report by us based on the documents and information provided to us by client and/or the Search Notes/Search Reports provided by the Searchers, Company Secretary and/or KMC consultant or otherwise. We accept no responsibility/ liability for any matter that has not been disclosed or has been misrepresented or misquoted, and/or for any loss or damage as may be suffered by any person or entity out of any decision or action taken, or out of any inaction by such person or entity, or any investment made or not made by such person or entity relying on this Report. Further, and in any event, it may be noted that under no circumstances any financial or other liability to us or any of our associates or employees, shall exceed the fees paid to us for preparing this Report.

Dated this //th day of October, 2017

For R. Ginodia & Co.

Souvik Bandyopadhyay