


Sankar Sahoo

Advocate
High Court, Calcutta

Resi. : 72D, South Sinthi Road, Kolkata - 30
Chamber : 123B, South Sinthee Road, Kolkata - 30

TITLE INVESTIGATION REPORT

Name and Details of the Assignor of Property	: 1. <u>MLA OSL DEVELOPERS (JV), (Pan - AACAM3335R)</u>, an AOP (Association of Persons) having its registered office at 234/3A, A. J. C. Bose Road, FMC Fortuna, Post Office and Police Station – Bhowanipur, Kolkata – 700020, West Bengal, and administrative office at Group housing Plot A, beside Neotia Getwell Hospital, Uttorayon Township, Post Office and Police Station- Matigara, District- Darjeeling, represented by its Authorized Signatory, (1) SRI ANIL KUMAR AGARWAL, (PAN No. ACVPA7555M), son of Late Masani Lal Agarwal by faith-Hindu, by occupation-business, residing at Church Road, Siliguri, P.O. & P.S.-Siliguri, Pin-734001, District-Darjeeling and (2) SRI SANTOSH KUMAR GOYAL, (Pan-ACVPG2923P), son of Sri Om Prakash Goyal, by faith-Hindu, by occupation-business, residing at Mani Bhawan, Mahananda Para, Burdwan Road, P.O. & P.S.-Siliguri, Pin- 734001, District-Darjeeling
Address of Property	: ALL THAT the leasehold right, title and interest in the Land comprised in the Plot measuring an area of 6.61 Acres, but the same a little more or less comprising in R.S. Khatian No. 847, R.S. Plot No. 129 corresponding to its L.R. Khatian


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	No. 1049, L.R. Plot No. 375 under Mouza – Gourcharan, J.L. No. 81, under P.S. – Matigara, in the District of Darjeeling			
Name & Address of the Advocate	: SANKAR SAHOO 123B, South Sinthee Road, Kolkata-700030.			
Contact No & mail id:-	9836580358, saho74@gmail.com			
As desired, we are hereby submitting our title investigation report regarding the property detailed below in the name of :- MLA OSL DEVELOPERS (JV), (Pan - AACAM3335R) , an AOP (Association of Persons) having its registered office at 234/3A, A. J. C. Bose Road, FMC Fortuna, Post Office and Police Station – Bhowanipur, Kolkata – 700020, West Bengal, and administrative office at Group housing Plot A, beside Neotia Getwell Hospital, Uttorayon Township, Post Office and Police Station- Matigara, District- Darjeeling.				
1.	Description/List of the documents verified/scrutinized In respect of the owners namely :- MLA OSL DEVELOPERS (JV), (Pan - AACAM3335R) , an AOP (Association of Persons) having its registered office at 234/3A, A. J. C. Bose Road, FMC Fortuna, Post Office and Police Station – Bhowanipur, Kolkata – 700020, West Bengal, and administrative office at Group housing Plot A, beside Neotia Getwell Hospital, Uttorayon Township, Post Office and Police Station- Matigara, District- Darjeeling			
Sl No.	Particulars of Documents	Nature of document	Name of the Parties	Date

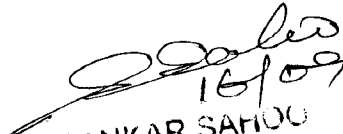
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1.	A.D.S.R.- Siliguri-II at Bagdogra Book No. I, CD Volume No. 11, Pages from 3221 to 3254, Being No. 04096 for the year 2012	Deed of assignment	<p>Assignor :- Lumxi Township Limited, a Company within the meaning of the companies Act, 1956 and having its registered office at 'Kishore Bhavan', 17, R.N. Mukherjee Road, P.S. - Hare Street, Kolkata - 700001.</p> <p>Assignee :- M/s. MLA OSL Developers (JV), having its registered office at 234/3A, A.J.C. Bose Road, FMC Fortuna, Post Office and Police Station - Bhowanipur, Kolkata - 700020, West Bengal.</p>	30.04.2012
2.	We have verified the above-referred documents relating to the title from the record available in the office of Sub-Registrar of Assurance for last 24 years for the below mentioned property;			


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3.	<p><u>Full Description/Details of the Property in respect of the assignors namely :- MLA OSL DEVELOPERS (JV),</u></p> <p>ALL THAT the leasehold right, title and interest in the Land comprised in the Plot measuring an area of 6.61 Acres, but the same a little more or less comprising in R.S. Khatian No. 847, R.S. Plot No. 129 corresponding to its L.R. Khatian No. 1049, L.R. Plot No. 375 under Mouza – Gourcharan, J.L. No. 81, under P.S. – Matigara, in the District of Darjeeling, more fully and particularly mentioned in the second schedule of the said Deed of Assignment.</p>												
4.	<p>Boundaries:-</p> <table border="1"><tr><td>EAST</td><td>:</td><td>15 wide metal Road.</td></tr><tr><td>WEST</td><td>:</td><td>Land of S.J.D.A. and thereafter river Chumta.</td></tr><tr><td>NORTH</td><td>:</td><td>By 17.8 meter wide road, green area and 15 meter wide road.</td></tr><tr><td>SOUTH</td><td>:</td><td>By Pucca Nala.</td></tr></table>	EAST	:	15 wide metal Road.	WEST	:	Land of S.J.D.A. and thereafter river Chumta.	NORTH	:	By 17.8 meter wide road, green area and 15 meter wide road.	SOUTH	:	By Pucca Nala.
EAST	:	15 wide metal Road.											
WEST	:	Land of S.J.D.A. and thereafter river Chumta.											
NORTH	:	By 17.8 meter wide road, green area and 15 meter wide road.											
SOUTH	:	By Pucca Nala.											
5.	<p><u>Description of the chain of title from the mother deed to the latest title deed in respect of the owners:- MLA OSL DEVELOPERS (JV),</u></p> <p>1. <u>WHEREAS</u> the Government of West Bengal identified and earmarked All That the piece and parcel of land measuring about 393.25 acres, a little more or less in Mouzas: Gourcharan, XL, No. 81, P.S.-Matigara, Mouza: Baragharia, J.L. No. 82, P.S. Matigara and Mouza: Ujanu, XL. No. 86, P.S. Matigara, in SUiguri, in the District of Darjeeling;</p> <p>2. <u>AND WHEREAS</u> with a view to enabling to implement its project of setting up a modern satellite township, the Governor for the State of West Bengal, by an Indenture of Lease dated 21st Day of November, 2003 registered in the office of the Additional District</p>												

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Sub-Registrar, Siliguri-II at Bagdogra, District-Darjeeling and recorded in Book No. I, Volume No. 69 pages 335 to 434 being Deed No. 3423 for the year 2003, hereinafter referred to as "the PARENT LEASE", granted in favour of Lumxi Township Limited, a Company within the meaning of the companies Act, 1956 and having its registered office at 'Kishore Bhavan', 17, R.N. Mukherjee Road, P.S. – Hare Street, Kolkata – 700001., a lease in respect of an area of 393.25 acres of land mentioned above, as more fully and particularly described in the Schedule to the said Indenture of Lease dated the 21st November, 2003.

3. By a deed of assignment dated 30.04.2012 registered at the office of the A.D.S.R.-Siliguri-II at Bagdogra and duly recorded in Book No. I, CD Volume No. 11, Pages from 3221 to 3254, Being No. 04096 for the year 2012, Lumxi Township Limited, a Company within the meaning of the companies Act, 1956 and having its registered office at 'Kishore Bhavan', 17, R.N. Mukherjee Road, P.S. – Hare Street, Kolkata – 700001, represented by its Authorised Signatory Sri Hemanta Kalita authorized vide Resolution of the Board of Directors dated 26.11.2011 therein described as the Assignor of the one part and M/s. MLA OSL Developers (JV), having its registered office at 234/3A, A.J.C. Bose Road, FMC Fortuna, Post Office and Police Station – Bhowanipur, Kolkata – 700020, West Bengal, represented by its Authorized Signatory/Directors (authorized vide

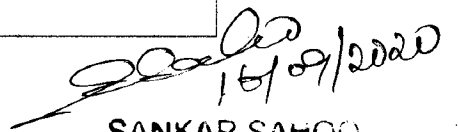
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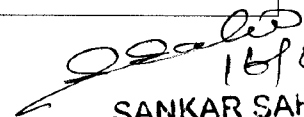
	<p>Resolution of the Board of Directors dated 25.04.2012), (1) Sri Anil Kumar Agarwal, son of Late Masani Lal Agarwal and (2) Sri Santosh Kumar Goyal, son of Sri Om Prakash Goyal, therein described as the Assignee of the other part, the said Assignor by virtue of permission from the District Land & Land Reforms Officer, Darjeeling vide Memo No.-31/DLLRO/Spl.Cell/Matigara dated 14.11.2011, for the valuable consideration mentioned therein granted, assigned ALL THAT the leasehold right, title and interest in the Land comprised in the Plot measuring an area of 6.61 Acres, but the same a little more or less comprising in R.S. Khatian No. 847, R.S. Plot No. 129 corresponding to its L.R. Khatian No. 1049, L.R. Plot No. 375 under Mouza – Gourcharan, J.L. No. 81, under P.S. – Matigara, in the District of Darjeeling, more fully and particularly mentioned in the second schedule of the said Deed of Assignment.</p> <p>4. By virtue of the said Deed of Assignment said Assignor Lumxi Township Limited assigned the said plot of land for a period of 99 years from 23rd April, 2002 with option for renewal of the same for the further period of 99 years and thereafter, successive like periods upon the same terms and conditions mentioned in the said Deed of Assignment.</p>
6.	<p>THAT links in the title history of last 12 years of chain has been verified with great caution. That the possession of the above said Owner is physical, fully ripen, un-interrupted and undisturbed in any manner. Therefore, the same is legal in legal parlance.</p>


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	Other Observations: NO
7.	<u>Describe the Nature of Rights in Property :</u> (Whether absolute ownership/Leasehold right/ Occupancy/possessory rights Government owned/acquired or any other tenure to be mentioned in details) Leasehold right and right to assign.
8.	<u>If the property is a Government leasehold:-</u> NO
9.	a) Whether lease deed has been registered as required under the law registered deed of assignment. b) Residual period of lease 91 (Ninety One) years. c) Name of Government Authority granting the same NA
10.	<u>Non - Encumbrances:</u> Whether the assignor has taken any loan/given an guarantee or mortgage the said property:- Said owners are Not encumbered the said property by taking any Loan from any where.
11.	<u>Whether the occupancy right is heritable and assignable</u> Yes a) Please state the name of the person who has a primary/absolute title NA b) Whether any claims/suits are pending against said property ? NA c) Whether any family/other disputes are pending against said property ? NA
12.	The period covered under the Encumbrances certificate and the


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	encumbrances if any reflected therein. NA
13.	Name of the person who has applied for the encumbrances certificate: <u>MLA OSL DEVELOPERS (JV)</u>
14.	Whether searches has been conducted physically at the offices of the Authorities :-
	Yes all search receipts are enclosed herewith.
	i) Sub-Registrars Office Municipal/Collector/Taluk or such other revenue office
	ii) Civil/High Court-in the LISPENDENS REGISTER NA
	iii) Local Development Authority
	iv) Village Accountant-in the dispute register in respect of Agricultural property. NA
	b) Whether permission for conversion of lands use from Agricultural /residential to commercial is obtained NA
	Already W.B. government has been allotted the referred land for the purpose of setting up a modern satellite township.
15.	Whether local revenue extracts, mutation extracts are available? Please furnish the details (details can be attached in separate sheet).
16.	Compliance 1. FAR Compliance as per the sanctioned layout approved at the time of issuance of Completion Certificate. 2. Structural Suitability Certificate
17.	Specify the nature of usage of the property : (modern satellite township.)
16.	Advocates final comments/views in details to be mentioned:-

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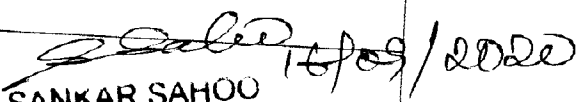
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That **MLA OSL DEVELOPERS (JV)** are the lawful assignor are possession of the property in question, the title stands clear. That after investigation and perusal of the documents I am of the opinion that the property aforesaid mentioned is free from all encumbrances and charges and it has good marketable title.

Also that all facts and figures stated above are true and fair and can be relied.

Date : 16.09.2020


SANKAR SAHOO
Advocate
High Court, Calcutta

Place : Kolkata

(Signature of the advocate)