

TISTA CHATTERJEE

Advocate

High Court, Calcutta

Chamber -

7 A, Kiran Shankar Roy Road

Second Floor

Suite No. 10, Room No. M - 7

Kolkata - 700001

Phone - 8348594399

tistachat9@gmail.com

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref. : All that piece and parcel of Bastu land measuring 220 decimals more or less lying and situated at L.R. Khatian Nos 2129 and 2166, R.S. Dag No. 1397(P), 1398(P), 1388(P), 1386(P), 1387(P), 1389(P), 1393, 1395, 1394, 1396, 1390(P), 1391(P), 1392(P) and 1386(P), Mouza Satuli, J.L. No. 49, Rayata Satwa, Police Station Kashipur (Formerly Bhangar) within the limits of the Bhagwanpur Gram Panchyat, District 24 Parganas (South), A.D.S.R.- Bhangar.

Present owners of the said plot: Samasth Infotainment Pvt. Ltd. and Simoco Telecommunications (South Asia) Ltd.

My report is as follows

NOTE FOR THE ADVOCATE

1. I have Perused the Xerox copies of Registered Sale Deed Nos.1982,4590,16431642,161644,2491,2488,5584,5590,2377,2490,2486,2386,2375,1983,1984,2158,1981,4619,2376,2159,2157,3077,4797,2492,2156,4588,1385,1986,1640,2155,4585,2480,2394,4593,4681,4591,3069,3065,4592,4796,4638,4589,1459,3068,4795,1589,1763,1765,1764,1641,1639,1590 for the year 2014 and 9225,9550,9551 for the year 2015 in favour of SAMASTH INFOTAINMENT PRIVATE LIMITED, having its Registered Office at Godrej Genesis Building, 2nd Floor, Block- EP& GP sector- V, Salt Lake, Kolkata-700091 represented by its Director Sanjoy Kumar Ghosh in respect of total land measuring an area more or less 836.885 Decimals of abovementioned Deeds all comprised in L.R. Dag Nos.1398, 1377, 1397, 1402, 1358, 1381, 1382, 1356, 718, 742,748, 1341, 1360,1399, 1340, 1352, 1357, 1403, 1380, 1386, 1375, 1370, 1400, 1362, 1363, 1392, 1388, 1360, 1368, 1376, 1387, 1394, 1395, 1378, 1404, 1405,1351,1399,1383,1406,1379,1396,1407,1413,1414 L.R. Khatian Nos. 380, 381, 681, 887,410,470,339,468, 467, 1969, 1971, 1387, 533, 1394, 1389, 254, 121, 665, 162,240, 1393.2120, 185, 645, 535, 536, 537, 532, 839, 147, 687, 213, 690, 1395, 1970, 362,210, 211, 463, 464, 212, 208, 877, 511, 516, 1405, 1407, 1406, 1407, 1408, 1409, 2197, 2198, 2199,

Tista Chatterjee

TISTA CHATTERJEE

Advocate

High Court, Calcutta

7A, Kiran Shankar Roy Road
Kolkata-700 001

TISTA CHATTERJEE

Advocate

High Court, Calcutta

Chamber –

7 A, Kiran Shankar Roy Road

Second Floor

Suite No. 10, Room No. M – 7

Kolkata – 700001

Phone – 8348594399

tistachat9@gmail.com

J.L.No.49, at Mouza- Satuli, P.S. Bhangor, now Kashipur, Block Bhangor-II under Bhagabanpur Gram Panchayat, District 24 Parganas (South).

2. I have Perused the Xerox copies of Registered Sale Deed Nos. 5880,4961,6312,3632,6310,3638,6318,4717,4149,6317,5950,3634,3635,4979,4913,4912,4907,4904,2556,4909,1447,6311,5152,10644,3636,4325,4969,4911,6836,4970,4890,4642,4896,4894,4718,6011,7192,7311,4148 for the year 2014 and 735, 4201, 3286, 3160, 3317, 2930, 4646, 4623, 5039, 5451, 5450, 5685, 6531, 6797,7213,7896,8547,9224,9946 for the year 2015 and 1103, 1162, for the year 2016 in favour of SIMOCO TELECOMMUNICATIONS (SOUTHASIA) LIMITED, having its Registered Office at Godrej Genesis Building, 2nd Floor, Block- EP& GP sector- V, Salt Lake, Kolkata-700091 represented by its Director Sanjoy Kumar Ghosh in respect of total land measuring an area more or less 568.04 Decimals of abovementioned Deeds all comprised in L.R. Dag Nos. 740,741,750,757,854,860,761,1358,1360,1381,1382,1395,850,1364,1363,1347,1353,1388,1342,1359,1362,878/932,1361/2246,1390,1391,1354,1355,1372,1384,1384,1389,1406,1385,1343,1414,718,742,748,1366,1367,1423,1340,1375,1349,1368,1373,1410,1392,1396,1363,1371,1361,1380,1386,1422,1345,1401,874,1393,1397,1383,L.R. Khatian Nos.214, 659,434, 495,707,678, 671,674,672, 1307, 708, 645, 2120, 463, 464, 1308, 468, 502, 709, 706, 1988, 413, 145, 418, 421, 1391, 141, 115, 363, 417, 207, 1390, 509, 499, 190, 191, 205, 241, 179, 177,1308,403,404,405,406,407,409,146,433,1397,76,466,1309,1990,1991,1989,465,852,853, 854,855,456,424,70,2178,2179,723,724,725,467,470,75,2299,169,174,178,179,180,181,182, 80,81,475,476,599,600, J.L. No. 49 at Mouza - Satuli, P.S. Bhangor, now Kashipur, Block Bhangor-II under Bhagabanpur Gram Panchayat, District 24 Parganas (South)

I have conducted necessary searches in the office of the Registrar of Assurance at Kolkata, District Registrar at Alipore and ADSR at Bhangore for a period from 1999 to 2015 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property. During the course of searches as per the documents available in the said

Tista Chatterjee

TISTA CHATTERJEE
Advocate
High Court, Calcutta
7A, Kiran Shankar Roy Road
Kolkata-700 001

TISTA CHATTERJEE

Advocate
High Court, Calcutta
Chamber –
7 A, Kiran Shankar Roy Road
Second Floor
Suite No. 10, Room No. M – 7
Kolkata – 700001
Phone – 8348594399

tistachat9@gmail.com

Registration Offices, I have not found any registered encumbrances affecting the property under search.

Perused the all Original Documents, certifying therein that the aforesaid Lands are free from all encumbrances and have good clear and marketable title of namely 1. SAMASTH INFOTAINMENT PRIVATE LIMITED and 2. SIMOCO TELECOMMUNICATIONS (SOUTHASIA) LIMITED.

Verified the Xerox copy of the following documents.

- a) Sale Deeds.
- b) B.L.& L.R.O Purcha & Khazna Receipts.
- c) Conversion Certificates .
- d) Declaration sworn by Sanjoy Kumar Ghosh,

Director of Companies namely. 1. SAMASTH INFOTAINMENT PRIVATE LIMITED and 2. SIMOCO TELECOMMUNICATIONS (SOUTHASIA) LIMITED that the aforesaid company have good right title and interest over the purchased abovementioned properties covered by the Registered Deed of Conveyances.

That the title to the aforesaid land of namely 1. SAMASTH INFOTAINMENT PRIVATE LIMITED and 2. SIMOCO TELECOMMUNICATIONS (SOUTHASIA) LIMITED seems prima facie have got marketable title on the basis of the papers submitted to me and I approve it as per available records placed before me as aforesaid.

Dated 20.12.2015

Tista Chatterjee

TISTA CHATTERJEE

Advocate
High Court, Calcutta

TISTA CHATTERJEE
Advocate
High Court, Calcutta
7A, Kiran Shankar Roy Road
Kolkata-700 001