



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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REPORT ON TITLE

- OWNERS:**
- 1. SHOEBILL REALTY PRIVATE LIMITED,**
BL-B, Flat No.A4, First Floor,
12, Banamali Ghoshal Lane
Police Station-Behala,
Kolkata-700 034.
 - 2. AYANNA DEVELOPERS LLP,**
55/1A, Strand Road,
Room No.2, Fifth Floor
Police Station-Jorabagan,
Kolkata-700 006.

1. DESCRIPTION OF THE LAND:

ALL THAT the piece and parcel of land containing an area of 19 decimals be the same a little more or less situate and lying at Mouza Sarmestarchak, J.L. No.17, Police Station-Bishnupur, R.S. Khatian No.80, L.R. Khatian Nos.617 and 571, R.S. Dag No.116, L.R. Dag No.115, within the limits of Kulerdari Gram Panchayat in the District South 24-Parganas.

2. DOCUMENTS PERUSED:

Photo-copies of the following:-

A. Deed of Conveyance dated the 25th day of July, 2003 made between one Rabindranath Dhar therein referred to as the Vendor of the One Part and one Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Bishnupur, in Book No.I, Volume No.71, Pages 397 to 407, Being No.3790 for the year 2006. Annexed herewith and marked with letter "A-1".

B. Deed of Conveyance dated the 8th day of January, 2015 made between one Parimal Chadra Paul alias Pal therein referred to as the Vendor of the One Part, one Ayanna Developers Private Limited and Ayanna Homes Private Limited therein jointly referred to as the Purchasers of the Other Part and Prasun Dutta therein referred to as the Confirming Party of the Third Part and registered at the office of the Additional District Sub-Registrar, Bishnupur in Book No.I, CD Volume

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No.1, Pages 2268 to 2286, Being No.153 for the year 2015. Annexed herewith and marked with letter **"A-2"**.

C. Deed of Conveyance dated the 19th day of January, 2015 made between one Smt. Susama Pailan, Dhiraj Pailan, Swaraj Pailan and Ratikanta Pailan therein jointly referred to as the Vendors of the One Part and one Ayanna Developers Private Limited and Ayanna Homes Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur in Book No.I, CD Volume No.1, Pages 5231 to 5247, Being No.350 for the year 2015. Annexed herewith and marked with letter **"A-3"**.

D. Deed of Conveyance dated the 26th day of June, 2015 made between one Smt. Renubala Mondal therein referred to as the Vendor of the One Part and one Ayanna Developers Private Limited and Ayanna Homes Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 19695 to 19719, Being No.160405029 for the year 2015. Annexed herewith and marked with letter **"A-4"**.

E. Deed of Conveyance dated the 26th day of August, 2015 made between the one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Shoebill Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 64600 to 64628, Being No.160406465 for the year 2015. Annexed herewith and marked with letter **"A-5"**.

F. The following search reports:-

a) Report of the Index-II search conducted by searcher Sri Swapan Nath dated 19.06.2014 at the offices of i) Registrar of Assurances, Kolkata, ii) District Registrar, Alipore and iii) Additional District Sub-Registrar, Bishnupur in respect of the above land from 1982 to 2014. Annexed herewith and collectively marked with letter **"B"**.

b) From the Index-I and Index-II searches made in respect of Shoebill Realty Private Limited and Ayanna Developer LLP, duly in R.S. Dag No.116 respectively during the period of 2014 to 05.10.2018 at the office of Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Bishnupur. Annexed herewith and collectively marked with letter **"B 1"**.



c) Report of the Court Search conducted by Sri Ganesh Manna, Advocate dated 7.01.2016 in the Court of the Learned 10th Civil Judge [Senior Division] at Alipore and Learned 6th Civil Judge [Junior Division] at Alipore in the names of (i) Rabindra Nath Dhar from the year 2003 to 2006 (ii) Subrata Basu from the year 2003 to 2006 (iii) Smt. Kavita Parui from the year 2003 to 2006, (iv) Parimal Chandra Pal from the year 2003 to 2015, (v) Smt. Sushama Pailan from the year 2004 to 2015, (vi) Ratikanta Pailan from the year 2003 to 2015 and (vii) Smt. Renubala Mandol from the year 2003 to 2015. Annexed herewith and collectively marked with letter "C".

d) Report dated 10.10.2018 of the Court Search conducted by Sri Timir Das, Clerk to Mr. Biplab Behari Chaklanabish, Advocate in the Court of the Learned 10th Civil Judge [Senior Division] at Alipore and Learned 6th Civil Judge [Junior Division] at Alipore from the year 2014 to 2018. Annexed herewith and collectively marked with letter "C 1".

e) Official reply received from the office of the Land Acquisition Collector, South 24-Parganas vide Memo No.LA/info/1908/P/Alipore-12 dated 13.12.2012. Annexed herewith and collectively marked with letter "D".

f) Certified copies of the Land Reforms Record of Rights (ROR) obtained from the office of the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas. Annexed herewith and collectively marked with letter "E".

g) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos.S-2/927/13 dated 15.10.2015 and S-2/298/13 dated 03.06.2015. Annexed herewith and collectively marked with letter "F".

h) Official reply received from the office of the Kolkata Metropolitan Development Authority (KMDA) vide memo No.398/KMDA/LAM-792 (Pt.) dated 27.12.2012. Annexed herewith and marked with letter "G".

i) Official reply received from the office of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 vide Memo No. 1/6/9/ULC dated 7.9.2015. Annexed herewith and marked with letter "H".

3. SCOPE LIMITATION:

The scope of our report is limited by the following general parameters.



We have assumed that the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

4. DEVOLUTION OF TITLE:

W H E R E A S:

- A. One Patit Paban Pailan and Mati Lal Pailan were jointly and absolutely seized and possessed and/or otherwise well and sufficiently



entitled to ALL THAT the piece and parcel of land measuring an area of 33 decimals be the same a little more or less (each having 16.5) situate lying at Mouza Sarmestarchak, J.L. No.17, Police Station-Bishnupur, R.S. Dag No.116 corresponding to L.R. Dag No.115, R.S. Khatian No.80, in the District of South 24-Parganas, under Kulardari Gram Panchayat (hereinafter referred to as the **said land**).

B. The said Mati Lal Pailan who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Kalidasi Pailan, three sons namely Kashinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter namely Smt. Renubala Mondal as his heirs, heiresses and legal representatives who upon his death jointly inherited his undivided $\frac{1}{2}$ part or share containing an area of 16.5 decimals out of the **said land** in equal shares.

C. The said Smt. Kalidasi Pailan, Kashinath Pailan, Biswanath Pailan, Ratikanta Pailan and Smt. Renubala Mondal duly recorded their respective names in the records of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian No. being L.R. Khatian Nos.227, 228, 229, 230 and 231 respectively.

D. The said Smt. Kalidasi Pailan who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her three sons namely Kashinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter namely Smt. Renubala Mondal as his heirs, heiress and legal representatives who upon her death jointly inherited her undivided $\frac{1}{5}$ th part or share in the piece and parcel of land containing an area of 16.5 decimals out of the **said land**.

E. By a Bengali Kobala dated the 19th day of September, 1984 made between the said Patit Paban Pailan therein referred to as the Vendor of the One Part and one Smt. Chapala Bala Kayal therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, South 24-Parganas in Book No.I, Volume No.38, Pages 239 to 243, Being No.6736 for the year 1984 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That his undivided part or share containing an area of 16.5 decimals be the same a little out of the **said land**.

F. By a Deed of Sale dated the 7th day of October, 1994 made between the said Smt. Chapala Bala Kayal therein referred to as the Vendor of the One Part and one Rabindranath Dhar therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, in Book No.I, Volume No.47, Pages 35 to 42, Being



No.4253 for the year 1994 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.3 decimals be the same a little more or less out of the piece and parcel of land containing an area of 16.5 decimals which she acquired by way of purchase vide Deed No. 6736 for the year 1984.

G. By a Deed of Sale dated the 7th day of October, 1994 made between the said Smt. Chapala Bala Kayal therein referred to as the Vendor of the One Part and one Kaitav Parui therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, in Book No.I, Volume No.47, Pages 43 to 52, Being No.4254 for the year 1994 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.3 decimals be the same a little more or less out of her purchased land.

H. By a Deed of Sale dated the 14th day of March, 1995 made between the said Smt. Chapala Bala Kayal therein referred to as the Vendor of the One Part and one Subroto Basu therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, in Book No.I, Volume No.12, Pages 29 to 38, Being No.929 for the year 1995 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2.48 decimals be the same a little more or less out of her purchased land.

I. By a Deed of Sale dated the 14th day of March, 1995 made between the said Smt. Chapala Bala Kayal therein referred to as the Vendor of the One Part and one Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, in Book No.I, Volume No.12, Pages 39 to 44, Being No.930 for the year 1995 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 4.13 decimals be the same a little more or less out of her purchased land.

J. By a Deed of Sale dated the 14th day of March, 1995 made between the said Smt. Chapala Bala Kayal therein referred to as the Vendor of the One Part and one Udoy Roy therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, in Book No.I, Volume No.12, Pages 45 to 54, Being No.931 for the year

1995 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 4.13 decimals be the same a little more or less out of her purchased land.

K. By a Bengali Kobala dated the 24th day of July, 1998 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Parimal Chandra Paul therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Parganas in Book No.I, Volume No.38, Pages 321 to 326, Being No.2103 for the year 1998 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.3 decimals be the same a little more or less out of his purchased 4.13 decimals of land be the same a little more or less which he acquired by way of purchase from Smt. Chapala Bala Kayal vide Deed No.930 for the year 1995.

L. By a Bengali Kobala dated the 15th day of June, 2001 made between the said Smt. Renubala Mondal therein referred to as the Vendor of the One Part and the said Biswanath Pailan and Ratikanta Pailan therein jointly referred to as the Purchasers of the Other Part and registered at the office of the District Sub-Registrar-IV, 24-Parganas, in Book No.I, Volume No.34, Pages 155 to 164, Being No.1522 for the year 2002 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That her undivided piece and parcel of land containing an area of 4 decimals be the same a little more or less out of the piece and parcel of land she acquired by way of inheritance from the said Mati Lal Pailan.

M. The said Kashinath Pailan who during his lifetime was a Hindu and bachelor and governed by the Dayabhaga School of Hindu Law died intestate on 11th day of February, 2002 leaving him surviving his two brothers namely Biswanath Pailan and Ratikanta Pailan and only sister Smt. Renubala Mondal as his heirs, heiress and legal representatives who upon his death jointly inherited his undivided part or share in the piece and parcel of land which he acquired by way of inheritance from the said Mati Lal Pailan.

N. By another Deed of Conveyance dated the 11th day of November, 2002 made between the said Udoy Roy therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the



Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.46, Pages 423 to 434, Being No.4125 for the year 2002 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 4.13 decimals be the same a little more or less which he acquired by way of purchase from Smt. Chapala Bala Kayal vide Deed No.931 for the year 1995.

O. By an Indenture of Conveyance dated the 25th day of July, 2003 made between the said Kaitav Parui therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.71, Pages 385 to 396, Being No.3789 for the year 2006 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.3 decimals be the same a little more or less which he acquired by way of purchase from Smt. Chapala Bala Kayal vide Deed No.4254 for the year 1994.

P. By another Indenture of Conveyance dated the 25th day of July, 2003 made between the said Rabindranath Dhar therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Bishnupur, in Book No.I, Volume No.71, Pages 397 to 407, Being No.3790 for the year 2006 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2.48 decimals be the same a little more or less out of his purchased 3.30 decimals of land be the same a little more or less which he acquired by way of purchase from Smt. Chapala Bala Kayal vide Deed No.4253 for the year 1994.

Q. The said Biswanath Pailan who during his lifetime was a Hindu and bachelor and governed by the Dayabhaga School of Hindu Law died intestate on 2nd day of October, 2004 leaving him surviving his widow Smt. Susama Pailan and two sons namely Dhiraj Pailan and Swaraj Pailan as his heirs, heiress and legal representatives who upon his death jointly inherited in equal shares his undivided part or share in the piece and parcel of land which he acquired by way of inheritance from the said Mati Lal Pailan.



R. By another Deed of Conveyance dated the 30th day of January, 2006 made between the said Subrata Basu therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.137, Pages 67 to 78, Being No.7498 for the year 2006 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2.48 decimals be the same a little more or less which he acquired by way of purchase from Smt. Chapala Bala Kayal vide Deed No.929 for the year 1995.

S. Thus the said Ashutosh Mukhopadhyay became the owner of All that the piece and parcel of land containing an area of 16.5 decimals be the same a little more or less out of the **said land** and recorded his name in the records of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian No. being L.R. Khatian No.487.

T. By an oral Agreement the said Parimal Chandra Paul alias Pal and one Prasun Dutta had agreed to grant, transfer, convey, assign and assure unto and in favour of the Prasun Dutta therein All That the piece and parcel of land containing an area of 3.3 decimals be the same a little more or less which he acquired by way of purchase from Chapala Bala Kayal vide Deed No.2103 for the year 1998.

U. By a Deed of Conveyance dated the 8th day of January, 2015 made between the said Parimal Chandra Paul alias Pal therein referred to as the Vendor of the First Part, one Ayanna Developers Private Limited and Ayanna Homes Private Limited therein jointly referred to as the Purchasers of the Second Part and the said Prasun Dutta therein referred to as the Confirming Party of the Third Part and registered at the office of the Additional District Sub-Registrar, Bishnupur in Book No.I, CD Volume No.1, Pages 2268 to 2286, Being No.153 for the year 2015 the Vendor therein with the consent and concurrence of the Confirming Party therein and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.3 decimals be the same a little more or less which he acquired by way of purchase from Chapala Bala Kayal vide Deed No.2103 for the year 1998.

V. By a Deed of Conveyance dated the 19th day of January, 2015 made between the said Smt. Susama Pailan, Dhiraj Pailan, Swaraj Pailan and Ratikanta Pailan therein jointly referred to as the Vendors of the One Part and one Ayanna Developers Private Limited and Ayanna Homes

Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur in Book No.I, CD Volume No.1, Pages 5231 to 5247, Being No.350 for the year 2015 the Vendors therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 15 decimals be the same a little more or less out of the **said land** which they jointly acquired by way of purchase from Renubala Mondal vide Deed No.1522 for the year 2002 and inheritance from their respective predecessors-in-title.

W. By a Deed of Conveyance dated the 26th day of June, 2015 made between the said Smt. Renubala Mondal therein referred to as the Vendor of the One Part and the said Ayanna Developers Private Limited and Ayanna Homes Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 19695 to 19719, Being No.160405029 for the year 2015 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 1.5 decimals be the same a little more or less which she acquired by way of inheritance from her respective predecessors-in-title.

X. By an Indenture of Sale dated the 26th day of August, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Shoebill Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 64600 to 64628, Being No.160406465 for the year 2015 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 10 decimals be the same a little more or less out of the **said land** which he acquired by way of several purchase deeds .

Y. The said Shoebill Realty Private Limited and Ayanna Developers Private Limited, duly recorded their respective names in the records of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian No. being L.R. Khatian Nos.571 and 529 respectively.

Z. The said Ayanna Developers Private Limited has since been converted into a limited liability partnership, namely the Owner No.2 herein, and a certificate of incorporation dated 30.03.2017 has been issued by the Registrar of Companies, West Bengal.

5. RESULT OF THE SEARCHES:**a) Registration Offices:**

From the Index-II searches made in respect of R.S. Dag No.116 during the aforementioned period at the office of Registrar of Assurances, Kolkata, it transpires that the Pages for the years 1982, 1983, 1984, 1985, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1995, 1996, 1998, 1999, 2000 2001 are torn and/or partly torn and Volume is transferred therefore not available for the year 1994 and Book is not available for the year 1997. From the available records it transpires that there is no adverse entry against the said land in question during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag No.116, during the aforementioned period at the office of Distract Registrar, Alipore, it transpires that the Pages for the years 1988, 1991, 1999 and 2000 are torn and/or partly torn and the volumes for the years 1982, 1983, 1984, 1985 1986 and 1987 are damaged. From the available records it transpires that there is no adverse entry against the said land in question during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag No.116, during the aforementioned period at the office of Sub-Registrar, Bishnupur, it transpires that the Pages for the year 1982 and 1989 are torn and/or partly torn, Volume is transferred therefore not available for the year 1985 and Books are not available for the year 2004 and 2005. From the available records it transpires that there is no adverse entry against the said land in question during the aforementioned period.

From the Index-I and Index-II searches made in respect of Shoebill Realty Private Limited and Ayanna Developers LLP, in R.S. Dag No.116 respectively during the period of 2014 to 05.10.2018 at the office of Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Bishnupur, it transpires that there is no adverse entry against the **said owners and in respect of the said land** during the aforementioned period.

b) Courts:

From the searches made at the respective Courts both (Senior and Junior Divisions). It appears that no money suit, title suit, money execution case, title execution case has been filed against the names of the said Rabindra Nath Dhar, Subrata Basu, Smt. Kavita Parui, Parimal

Chandra Pal, Smt. Sushama Pailan, Ratikanta Pailan and Smt. Renubala Mandol in the aforesaid Courts touching the **said Land**.

From the searches made in the respective Courts both (Senior and Junior Divisions). It appears that no money suit, title suit, money execution case, title execution case has been filed against the names of the said Shoebill Realty Private Limited and Ayanna Developers LLP, in the aforesaid Courts touching the **said Land**.

c] Land Acquisition Collector, South 24-Parganas:

From the official report obtained by the client from the office of the Land Acquisition Collector, South 24-Parganas, it transpires that presently, the **said land** is not affected by any acquisition or requisition proceedings.

d] Block Land & Land Reforms Officer, Bishnupur-I at Bhasa South 24-Parganas:

From the Land Reforms records of right received from the office of the Block Land & Land Reforms Officer, Bishnupur-I, it transpires that the recorded owners in respect of the L.R. Dag No.115 corresponding to R.S. Dag No.116 are Shoebill Realty Private Limited (10 decimals), L.R. Khatian No.571 and Ayanna Developers LLP (9 decimals), L.R. Khatian No.716 the land in the abovementioned dag number has been classified as "Sali".

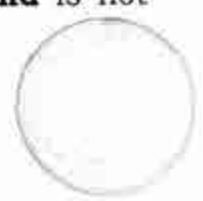
It is also evident from the Conversion Certificate obtained from the office of the Block Land and Land Reforms Officer Bishnupur-I, at Bhasa, South 24-Parganas that the said land has been from "Sali" to "Bastu".

e] Kolkata Metropolitan Development Authority:

From the official report obtained by the client from the office of the Kolkata Metropolitan Development Authority, it transpires that presently the **said land** is not acquired for any KMDA project.

f] Urban Land (Ceiling & Regulation) Act, 1976:

From the official report obtained by the client from the office of the Sub Division Officer and Competent Authority, under Urban Land (Ceiling & regulation) Act 1976 it transpires that the **said land** is not vested.



6. CERTIFICATION:

On perusal of the aforesaid documents furnished by the client and based on the official reports obtained by the client from the offices and departments concerned, upon conducting the necessary searches thereon, we are of the view that the title of the **said land** in question appears to be marketable and the Owners have marketable title to the same.

Dated this 6th day of December, 2018.

**For VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES**


**(D.N. MITTRA)
PARTNER**

