



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

OWNERS 1. THYONE IT SOLUTIONS PRIVATE LIMITED,

having its registered office at
119, Bhupen Roy Road,
Police Station-Behala,
Kolkata-700 034.

2. **PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED**
3. **DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED**
4. **THYONE MANAGEMENT CONSULTANTS PRIVATE LIMITED**

All having their registered offices at
205/2, Netaji Subhash Road,
Police Station-Behala,
Kolkata-700 034.

5. **ÉCLAIR INFRACON PRIVATE LIMITED,**
6. **ETAKA REALESTATE PRIVATE LIMITED,**
7. **EKDANT INFRACON PRIVATE LIMITED,**
8. **AYANNA CONSTRUCTION PRIVATE LIMITED**

All having their registered office at
55/1A, Strand Road, Room No. 2,
5th Floor, Police Station-Jorabagan
Kolkata-700 006.

9. **EESHVI VILLA PRIVATE LIMITED,**
10. **EKARAJ BUILDCON PRIVATE LIMITED,**

Both having their registered office at
122/1R, Satyendra Majumdar Sarani,
Kolkata-700 026.

11. **ESTHER PROPERTIES PRIVATE LIMITED**

having its registered office at
118, Mahatma Gandhi Road,
Police Station-Budge Budge,
Kolkata-700 137.

Telephones : 2248 3296 / 2248 4600 / 2210 2381 / 2231 6373 / Fax : 91 (033) 2248 2933

E-mail : vmoses@vsnl.com / vmosespr@rediffmail.com

Delhi Office : 115, Indraprakash Building, 21, Barakhamba Road, New Delhi - 110 001

E-mail : vmosesdelhi1@gmail.com



**12. WRIDDHI DEVELOPER PRIVATE LIMITED,
13. IKKA INFRA PROJECTS PRIVATE LIMITED,**

Both having their registered office at
161/1, Mahatma Gandhi Road,
Room No.41, Police Station-Jorasanko,
Kolkata-700 007.

1. DESCRIPTION OF THE LAND:

ALL THAT the piece and parcel of land containing an area of 70 decimals be the same a little more or less situate and lying at Daulatput, J.L. No.79, Police Station-Bishnupur, R.S. and L.R. Dag No.49, R.S. Khatian No.326, L.R. Khatian Nos.3138, 4176, 4178, 4169, 4256, 4255, 4254, 4144, 4175, 4257, 4239, 4258 and 4253 within the limits of Kulerdari Gram Panchayat, District South 24- Parganas.

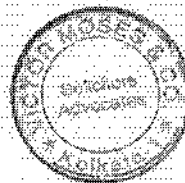
2. DOCUMENTS PERUSED:

Photo-copies of the following:-

A. Indenture of Conveyance dated the 6th day of August, 2013 made between one P.A. Developers Private Limited therein referred to as the Vendor of the One Part and one Thyone IT Solutions 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-Pargana, in Book No.I, CD Volume No.33, Pages 2926 to 2944, Being No.6456 for the year 2013. Annexed herewith and marked with letter "A 1".

B. Deed of Conveyance dated the 6th day of February 2015, made between one Supriya Mallick alias Supriya Naskar and Ruma Naskar alias Ruma Mondal therein jointly referred to as the Vendors of the One Part and one Ayanna Construction 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.1, CD Volume No.4, Pages 4114 to 4136, Being No.1035 for the year 2015. Annexed herewith and marked with letter "A 2".

C. Indenture of Conveyance dated the 12th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Thyone Management Consultants 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-Pargana, in Book No.I, CD Volume No.8, Pages 904 to 920, Being



No.02387 for the year 2015. Annexed herewith and marked with letter "A 3".

D. Indenture of Conveyance dated the 16th day of March, 2015 made between one Pankaj Kumar Sarkar therein referred to as the Vendor of the One Part and one Eeshvi Villa 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-Pargana, in Book No.I, CD Volume No.8, Pages 962 to 979, Being No.02389 for the year 2015. Annexed herewith and marked with letter "A 4".

E. Indenture of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Management Consultants 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-Pargana, in Book No.I, CD Volume No.9, Pages 1520 to 1538, Being No.02555 for the year 2015. Annexed herewith and marked with letter "A 5".

F. Indenture of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos Books and Periodicals 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-Pargana, in Book No.I, CD Volume No.9, Pages 1404 to 1422, Being No.2557 for the year 2015. Annexed herewith and marked with letter "A 6".

G. Indenture of Conveyance dated the 6th day of July, 2015 made between one Sabita Mukherjee therein referred to as the Vendor of the One Part and one Esther Properties 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-Pargana, in Book No.I, Volume No.1604-2015, Pages 26562 to 26590, Being No.160405218 for the year 2015. Annexed herewith and marked with letter "A 7".

H. Indenture of Conveyance dated the 1st day of September, 2015 made between one Ayanna Construction Pvt. Ltd. therein referred to as the Vendor of the One Part and one Eclair Infracon Private Limited, Etaka Realestate Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited and Ikka Infra Projects 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-Pargana, in Book No.I, CD Volume No.1604-



2015, Pages 73404 to 73425, Being No.160406859 for the year 2015. Annexed herewith and marked with letter "A 8".

I. Deed of Conveyance dated the 1st day of September, 2015 made between one Eakaraj Housing Private Limited therein referred to as the Vendor of the One Part and one Éclair Infracon Private Limited, Etaka Buildcon Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited and Ikka Infra Projects 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 73801 to 73821, Being No.160406860 for the year 2015. Annexed herewith and marked with letter "A 9".

J. Indenture of Conveyance dated the 1st day of September, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Éclair Infracon Private Limited, Etaka Realestate Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited and Ikka Infra Projects 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-Pargana, in Book No.I, Volume No.1604-2015, Pages 73822 to 73846, Being No.160406863 for the year 2015. Annexed herewith and marked with letter "A 10".

K. The following search reports:-

a) Report dated the 29.06.2013 of the Index-II search conducted by Ms. Sujata Ghosh Advocate at the offices of i) District Registrar IV, Alipore and ii) Additional District Sub-Registrar, Bishnupur in respect of the above land from 1978 to 2013. Annexed herewith and collectively marked with letter "B 1".

b) Report dated the 21.06.2014 of Index-II search conducted by the searcher Sri Swapan Nath 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 2".

c) Report dated 09.02.2016 of the Court Search conducted by Sri Ganesh Manna, Advocate in the Court of the Learned 10th Civil Judge [Senior Division] at Alipore and Learned 6th Civil Judge [Junior Division] at Alipore and in the Court of the Learned 2nd Civil Judge [Junior Division] at Alipore in the names of (i) Smt. Sabita Mukherjee from the year 2004 to 2015 (ii) Prasanta Kundu from the year 2004 to 2014 (iii)



Bimal Chanda from the year 2004 to 2011 (iv) Smt. Binapani Sil from the year 2004 to 2011 (v) Yasmin Sudev Das from the year 2004 to 2013 (vi) Partha Sarathi Basu from 2004 to 2011 (vii) Asutosh Mukhopadhyay (viii) Smt. Bratati Mukhopadhyay and (ix) Siddhartha Mukhopadhyay from the year 2004 to 2015 Annexed herewith and marked with letter "C".

d) Official reply received from the office of the Land Acquisition Collector, South 24-Parganas vide Memo No. LA/info/1906/P/Alipore-12 dated 13.12.2012. Annexed herewith and marked with letter "D".

e) 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 marked with letter "E".

f) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos. S-2/619/13 dated 29.09.2014, S-2/415/13, S-2/420/13 both dated 22.06.2015, S-2/570/13, S-2/571/13, S-2/575/13 all dated 05.08.2015 and S-2/892/13 dated 06.10.2015. Annexed herewith and collectively marked with letter "F".

g) Official reply received from the office of the Kolkata Metropolitan Development Authority (KMDA) vide Memo No.648/KMDA/Estt./ LAM-792(Pt.) dated 11.02.2015. Annexed herewith and marked with letter "G".

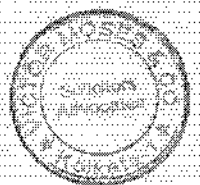
h) Official reply received from the office of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 vide Memo No. 1/6/8/ULC dated 7.9.2015. Annexed herewith and marked with letter "H".

3. SCOPE LIMITATION:

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

We have assumed that the copies of the documents and papers, and original reports and letters provided to us:

- a) are genuine documents, papers, reports and letters;
- b) bear the genuine signatures, dates, stamps, seals and other markings;



c) in connection with any particular issue are the only documents available with the Owners relating to such issue;

d) have not been superseded by any other document not made available to us for whatever reason;

e) are true, correct and 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.

We have not carried out any searches ourselves or under our supervision and relied upon the above reports submitted to us by the client and this Report is being prepared solely based on those.

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;

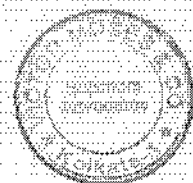
The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

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:

WHEREAS:

A. One Haripada Pailan was absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 74 Decimals be the same a little more or



less situate lying at Mouza Daulatpur, J.L. No.79, Police Station-Bishnupur, Touzi No.1299, R.S. No.341, R.S. and L.R. Dag No.49, in the District of South 24-Parganas, under Kulerdari Gram Panchayat (hereinafter referred to as the said **entire land**).

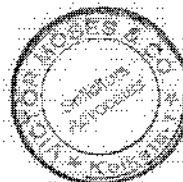
B. By a Deed of Conveyance dated the 5th day of April, 1941 made between the said Haripada Pailan therein referred to as Vendor of the One Part and one Jogendra Nath Porel, Hiralal Porel and Muktaram Porel therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Sub-Registrar Bishnupur, in Book No.I, Volume No.15, Pages 42 to 43, Being No.1082 for the year 1941, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the said **entire land**.

C. The said Jogendra Nath Porel and others recorded their respective names in the records of the Revisional Settlement and obtained Revisional Settlement Khatian No. being R.S. Khatian No.556.

D. The said Jogendra Nath Porel who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Rajubala Porel and five sons namely Laxmikanto Porel, Tarak Porel, Shankar Porel, Nishikanto Porel and Jyanto Porel and two daughters namely Smt. Bimala Mondal and Smt. Amala Mondal, as his heiresses, heirs and legal representatives who upon his death jointly inherited his undivided proportionate part or share in the said **entire land**.

E. The said Hiralal Porel who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Sitalabala Porel and only son Dulal Porel and three daughters namely Smt. Angurbala Mondal, Smt. Asta Hazra and Smt. Ruma Dhar, as his heiresses, heir and legal representatives who upon his death jointly inherited his undivided proportionate part or share in the said **entire land**.

F. The said Muktaram Porel who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Sailabala Porel and two sons namely Rakhil Porel and Gopal Porel and four daughters namely Smt. Minu Das, Smt. Arati Mondal, Smt. Sandhya Mondal and Smt. Jotsna Porel, as his heiresses, heirs and legal representatives who upon his death jointly inherited his undivided proportionate part or share in the said **entire land**.



G. By a Deed of Conveyance dated the 6th day of September, 1995 made between the said Smt. Sailyabala Porel 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 Additional District Sub-Registrar, Bishnupur, in Book No.I, Being No.3057 for the year 1996 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 3.52 decimals be the same a little more or less out of the said **entire land**.

H. By another Deed of Conveyance dated the 6th day of September, 1995 made between the said Laxmikanto Porel, Tarak Porel and Shankar Porel therein jointly referred to as the Vendors 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.32, Pages 297 to 308, Being No.3058 for the year 1996 the Vendors jointly 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 9.25 decimals be the same a little more or less out of the said **entire land**.

I. By another Deed of Conveyance dated the 6th day of September, 1995 made between the said Smt. Asta Hazra and Smt. Ruma Dhar therein jointly referred to as the Vendors 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.44, Pages 415 to 426, Being No.4091 for the year 1996 the Vendors jointly 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 9.87 decimals be the same a little more or less out of the said **entire land**.

J. By another Deed of Conveyance dated the 6th day of September, 1995 made between the said Smt. Arati Mondal, Smt. Sandhya Mondal and Smt. Jyotsna Porel therein jointly referred to as the Vendors 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.44, Pages 439 to 450, Being No.4093 for the year 1996 the Vendors jointly 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 10.57 decimals be the same a little more or less out of the said **entire land.**

K. By another Deed of Conveyance dated the 6th day of September, 1995 made between the said Nishikanto Porel, Joyanta Porel and Smt. Bimala Mondal therein jointly referred to as the Vendors 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.42, Pages 315 to 326, Being No.4095 for the year 1996 the Vendors jointly 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 9.25 decimals be the same a little more or less out of the said **entire land.**

L. By another Deed of Conveyance dated the 6th day of September, 1995 made between the said Rakhil Porel, Gopal Porel and Smt. Minu Das therein jointly referred to as the Vendors 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.42, Pages 327 to 338, Being No.4096 for the year 1996 the Vendors jointly 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 10.57 decimals be the same a little more or less out of the said **entire land.**

M. By another Deed of Conveyance dated the 6th day of September, 1995 made between the said Smt. Sitalabala Porel 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 Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.42, Pages 339 to 350, Being No.4097 for the year 1996 the Vendors jointly 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 4.93 decimals be the same a little more or less out of the said **entire land.**

N. By another Deed of Conveyance dated the 12th day of September, 1995 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Prashanta Kundu and Smt. Minoti Kundu 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, Volume No.31, Pages 307 to 318, Being No.2630 for the year 1995 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 5 decimals be the same a little more or less out of the said land purchased by him vide several deeds.

O. By another Deed of Conveyance dated the 19th day of September, 1995 made between the said Dulal Porel and Smt. Angurbala Mondal therein jointly referred to as the Vendors 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 Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.44, Pages 427 to 438, Being No.4092 for the year 1996 the Vendors jointly 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 9.87 decimals be the same a little more or less out of the said **entire land**.

P. By another Deed of Conveyance dated the 19th day of September, 1995 made between the said Smt. Rajubala Porel and Smt. Amala Mondal therein jointly referred to as the Vendors 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.44, Pages 451 to 462, Being No.4094 for the year 1996 the Vendors jointly 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 6.17 decimals be the same a little more or less out of the said **entire land**.

Q. Thus the said Ashutosh Mukhopadhyay became the absolute owner of the said **entire land** and recorded his name in the office of the Block Land and Land Reforms Officer, Bisnupur-I and obtained land reforms Khatian No.268/1.

R. By another Indenture of Conveyance dated the 23rd day of September, 1996 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Pankaj Kumar Sarkar therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Pargana, in Book No.I, Volume No.35, Pages 179 to 190, Being No.3220 for the year 1996 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 4.12 decimals be the same a little more or less out of the said **entire land**.



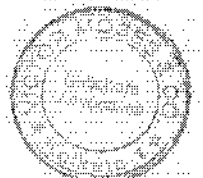
S. By another Indenture of Conveyance dated the 4th day of February, 1997 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Bimal Chanda therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar-, Bishnupur, South 24-Pargana, in Book No.I, Volume No.4, Pages 383 to 396, Being No.308 for the year 1997 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 7.5 decimals be the same a little more or less out of the said **entire land.**

T. By another Indenture of Conveyance dated the 4th day of February, 1997 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Smt. Binapani Sil and Kanu Chandra Sil therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Pargana, in Book No.I, Volume No.4, Pages 397 to 410, Being No.309 for the year 1997 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 5.38 decimals be the same a little more or less out of the said **entire land.**

U. By another Indenture of Conveyance dated the 26th day of August, 1997 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Smt. Sabita Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Bishnupur, South 24-Pargana, in Book No.I, Volume No.38, Pages 329 to 340, Being No.3428 for the year 1997 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 3.3 decimals be the same a little more or less out of the said **entire land.**

V. Thus the said Smt. Binapani Sil and Kanu Chandra Sil became the absolute owner of the said 5.38 decimals land and recorded their respective name in the office of the Block Land and Land Reforms Officer, Bisnupur-I and obtained land reform Khatian Nos.2148 and 2149 respectively.

W. The said Kanu Chandra Sil who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Binapani Sil and only son Bikram Sil and only daughter Dalia Sil as his heiresses, heir and legal representatives



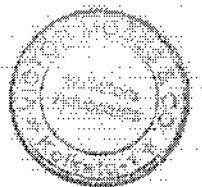
who upon his death jointly inherited his undivided part or share in the said 5.38 decimals land.

X. By another Indenture of Conveyance dated the 1st day of March, 2011 made between the said Smt. Binapani Sil, Bikram Sil and Dalia Sil therein jointly referred to as the Vendors of the One Part and one Supriyo Mallick alias Supriyo Naskar and Smt. Ruma Naskar alias Smt. Ruma Mondal therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Pargana, in Book No.I, CD Volume No.4, Pages 827 to 855, Being No.01133 for the year 2011 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 5.38 decimals be the same a little more or less.

Y. By another Indenture of Conveyance dated the 1st day of March, 2011 made between the said Bimal Chanda therein referred to as the Vendor of the One Part and one P.A. Developers Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Pargana, in Book No.I, CD Volume No.4, Pages 856 to 882, Being No.01129 for the year 2011 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 7.5 decimals be the same a little more or less which he acquired vide Deed No.308 for the year 1997 from Bimal Chanda.

Z. By another Indenture of Conveyance dated the 6th day of August, 2013 made between the said P.A. Developers Private Limited therein referred to as the Vendor of the One Part and one Thyone IT Solutions 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-Pargana, in Book No.I, CD Volume No.33, Pages 2926 to 2944, Being No.6456 for the year 2013 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 7.5 decimals be the same a little more or less which he acquired vide Deed No.01129 for the year 2011 from P.A. Developers Private Limited.

AA. By another Deed of Conveyance dated the 5th day of November, 2014 made between the said Prashanta Kundu and Smt. Minoti Kundu therein jointly referred to as the Vendors of the One Part and one Eakraj Housing Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South



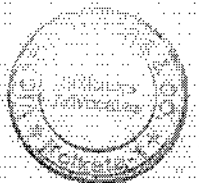
24-Parganas, in Book No.1, CD Volume No.48, Pages 997 to 1015, Being No.8251 for the year 2014 the Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 5 decimals be the same a little more or less out of the said entire land purchased by them vide Deed No. 2630 for the year 1995.

BB. By a Deed of Conveyance dated the 6th day of February 2015, made between the said Supriya Mallick alias Supriya Naskar and Ruma Naskar alias Ruma Mondal therein jointly referred to as the Vendors of the One Part and one Ayanna Construction 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.1, CD Volume No.4, Pages 4114 to 4136, Being No.1035 for the year 2015 the Vendors jointly 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 5.38 decimals which they acquired by way of purchase vide Deed No.309 of 1997.

CC. Thus the said Ayanna Construction Private Limited became the absolute owner of the said 5.38 decimals land and recorded its name in the office of the Block Land and Land Reforms Officer, Bisnupur-I and obtained land reform Khatian No.4144.

DD. By another Indenture of Conveyance dated the 12th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Thyone Management Consultants 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-Pargana, in Book No.1, CD Volume No.8, Pages 904 to 920, Being No.02387 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 10 decimals be the same a little more or less out of the said **entire land**.

EE. By another Indenture of Conveyance dated the 16th day of March, 2015 made between the said Pankaj Kumar Sarkar therein referred to as the Vendor of the One Part and one Eeshvi Villa 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-Pargana, in Book No.1, CD Volume No.8, Pages 962 to 979, Being No.02389 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 4.12 decimals be the same a little more or less which he acquired vide Deed No.3220 for the year 1996.

FF. By another Indenture of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Management Consultants 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-Pargana, in Book No.I, CD Volume No.9, Pages 1520 to 1538, Being No.2555 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 10 decimals be the same a little more or less out of the said **entire land**.

GG. By another Indenture of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos Books and Periodicals 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-Pargana, in Book No.I, CD Volume No.9, Pages 1040 to 1422, Being No.2557 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 10 decimals be the same a little more or less out of the said **entire land**.

HH. By another Indenture of Conveyance dated the 6th day of July, 2015 made between the said Smt. Sabita Mukherjee therein referred to as the Vendor of the One Part and one Esther Properties 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-Pargana, in Book No.I, Volume No.1604-2015, Pages 26562 to 26590, Being No.160405218 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 3.3 decimals be the same a little more or less out of the said **entire land**.

II. By another Indenture of Conveyance dated the 1st day of September, 2015 made between the said Ayanna Construction Pvt. Ltd. therein referred to as the Vendor of the One Part and one Eclair Infracon Private Limited, Etaka Realestate Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited and Ikka Infra Projects 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-Pargana, in Book No.I, CD Volume No.1604-2015, Pages 73404 to 73425, Being No.160406859 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 4 decimals be the same a little more or less out of the said entire land acquired by the said company vide Deed No.1035 for the year 2015.

JJ. By another Deed of Conveyance dated the 1st day of September, 2015 made between the said Eakraj Housing Private Limited therein referred to as the Vendor of the One Part and one Éclair Infracon Private Limited, Etaka Buildcon Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited and Ikka Infra Projects 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 73801 to 73821, Being No.160406860 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 5 decimals be the same a little more or less out of the said entire land purchased by it vide Deed No. 8251 for the year 2014.

KK. By another Indenture of Conveyance dated the 1st day of September, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Éclair Infracon Private Limited, Etaka Realestate Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited and Ikka Infra Projects 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-Pargana, in Book No.I, Volume No.1604-2015, Pages 73822 to 73846, Being No.160406863 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 16 decimals be the same a little more or less out of the said **entire land.**

LL. Thus the said Éclair Infracon Private Limited, Etaka Realestate Private Limited, Ekaraj Buildcon Private Limited, Ekdant Infracon Private Limited, Wriddhi Developer Private Limited, Ikka Infra Projects Private Limited, Esther Properties Private Limited, Eeshvi Villa Private Limited, Ayanna Construction Private Limited, Deimos Management Consultants Private Limited, Phobos Books and Periodicals Private Limited, Thyone IT



Solutions Private Limited and Thyone Mangement Consultants Private Limited became the absolute owners of All that the piece and parcel of land containing an area of 70 decimals be the same a little more or less situate lying at Mouza Daulatpur J.L. No. J.L. No.79, Police Station-Bishnupur, Touzi No.1299, R.S. No.341, R.S. and L.R. Dag No.49, L.R. Khatian No. 4256, 4255, 4257, 4254, 4258, 4253, 4239, 4175, 4144, 4178, 4176, 3138 and 4169 in the District of South 24-Parganas, under Kulerdari Gram Panchayat (hereinafter referred to as the **said land**).

5. RESULT OF THE SEARCHES:

On perusal of the reports as aforesaid we find that the result of the aforesaid searches are as follows:

a] Registration Offices:

From the Index-II searches made in respect of R.S. Dag No.49 during the aforementioned period at the office of Registrar of Assurances, Kolkata, it transpires that the concerned Pages for the years 1982, 1987, 1992, 1993, 1994 and 2000 are torn and/or partly torn and Volumes are transferred therefore not available for the years 1984, 1985 and 1986, and Books are not available for the years 1997 and 1999. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag No.49, during the aforementioned period at the office of Distract Registrar, Alipore, it transpires that the concerned Pages for the years 1988, 1991, 1994, 1999, 2000 and 2001 are torn and/or partly torn and the volumes for the years 1982, 1983, 1984, 1985 1986 and 1987. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag No.49, during the aforementioned period at the office of the Additional District Sub-Registrar, Bishnupur, it transpires that the concerned Pages for the year 1989 is torn and/or partly torn, Volumes are transferred therefore not available for the years 1983, 1984 and 1999 and Books are not available for the year 1991. From the available records it transpires that there is no adverse entry against 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 Smt. Sabita Mukherjee from the year 2004 to 2015, Prasanta Kundu from the year 2004 to 2014, Bimal Chanda from the year 2004 to 2011, Smt. Binapani Sil from the year 2004 to 2011, Yasmin Sudev Das from the year 2004 to 2013, Partha Sarathi Basu from 2004 to 2011, Asutosh Mukhopadhyay, Smt. Bratati Mukhopadhyay and Siddhartha Mukhopadhyay in the aforesaid Courts touching the **said Land**.

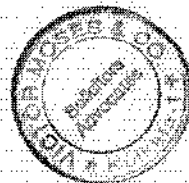
c) Land Acquisition Collector, South 24-Parganas:

From the searches made in 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 searches made at the office of the B.L. & L.R.O., Bishnupur-I, it transpires that the recorded owners in respect of the abovementioned dag No. are Thyone IT Solutions Private Limited, (7 decimal), L.R. Khatian No.3138, Phobos Books and Periodicals Private Limited, (10 decimal), L.R. Khatian No.4176, Deimos Management Consultants Private Limited, (10 decimal), L.R. Khatian No.4178, Thyone Management Consultants Private Limited, (10 decimal), L.R. Khatian No.4169, Éclair Infracon Private Limited, (5 decimal), L.R. Khatian No. 4256, Etaka Realestate Private Limited, (4 decimal), L.R. Khatian No. 4255, Ekdant Infracon Private Limited, (4 decimal), L.R. Khatian No.4254, Ayanna Construction Private Limited, (1 decimal), L.R. Khatian No.4144, Eeshvi Villa Private Limited, (4 decimal), L.R. Khatian No. 4175, Ekaraj Buildcon Private Limited, (4 decimal), L.R. Khatian No. 4257, Esther Properties Private Limited, (3 decimal), L.R. Khatian No.4239, Wriddhi Developer Private Limited, (4 decimal), L.R. Khatian No.4258 and Ikka Infra Projects Private Limited, (4 decimal), L.R. Khatian No.4253 and 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 converted from "Sali" to "Bastu".



e] **Kolkata Metropolitan Development Authority:**

From the searches made in 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 & Regulations) Act, 1976:**

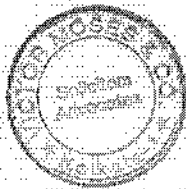
From the searches made at the office of the Sub Division Officer and Competent Authority, under Urban Land (Ceiling & Regulations) Act 1976, it transpires that **said land** in question is not vested.

6. **CERTIFICATION:**

On perusal of the aforesaid Reports and documents furnished by the client and based on the official reports obtained by the client from the offices and departments concerned, 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 ^{2nd} day of July, 2016.

For VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES




(D.N. MITTRA)
PARTNER



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

- OWNERS:**
1. **PHOBOS RETAIL PRIVATE LIMITED,**
 2. **PHOBOS IT SOLUTIONS PRIVATE LIMITED,**
both having their registered office at
160F, Bhupen Roy Road
Police Station-Behala,
Kolkata-700 034.
 3. **FOUNTAINGRASS BUILDERS PRIVATE LIMITED,**
having its registered office at
BL-B, Flat No.A4, 1st Floor,
12, Banamali Ghoshal Lane
Police Station-Behala,
Kolkata-700 034.

1. **DESCRIPTION OF THE LAND:**

ALL THAT the piece and parcel of land containing an area of 29 decimals be the same a little more or less situate and lying at Mouza Sarmesterchak, J.L. No.17, Police Station-Bishnupur, R.S. Khatian No.73, L.R. Khatian Nos.551, 552 and 572, R.S. Dag No.115, L.R. Dag No.114, 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 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos Retail 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, CD Volume No.9, Pages 1439 to 1453, Being No.2544 for the year 2015. Annexed herewith and marked with letter "A-1"

Telephones : 2248 1296 / 2248 4600 / 2210 2381 / 2231 6373 / Fax : 91 (033) 2248 2933

E-mail : vmoses@vsnl.com / vmosesipr@rediffmail.com

Delhi Office : 115, Indraprakash Building, 21, Barakhamba Road, New Delhi - 110 001

E-mail : vmosesdelhi1@gmail.com



B. Deed of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos IT Solutions 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, CD Volume No.9, Pages 1245 to 1256, Being No.2549 for the year 2015. Annexed herewith and marked with letter **"A-2"**

C. Deed of Conveyance dated the 26th day of August, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Fountaingrass Builders 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, CD Volume No.1604-2015, Pages 64689 to 64713, Being No.160406468 for the year 2015. Annexed herewith and marked with letter **"A-3"**

D. The following search reports:-

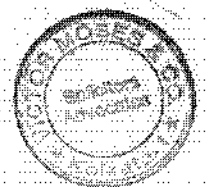
a) Report dated 19.06.2014 of the Index-II search conducted by searcher Sri Swapan Nath at the offices of i] Registrar of Assurances, Kolkata, ii] District Registrar, Alipore and iii] Additional District Sub-Registrar, Bishnupur in respect of the above land from 1982 to 2014. Annexed herewith and collectively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

b) Report dated 7.01.2016 of the Court Search conducted by Sri Ganesh Manna, Advocate in the Court of the Learned 10th Civil Judge [Senior Division] at Alipore and Learned 6th Civil Judge [Junior Division] at Alipore and Learned 2nd Civil Judge (Junior Division) at Alipore in the names of (i) Smt. Kabita Das from 2003 to 2006 and (ii) Asutosh Mukhopadhyay from the year 2004 to 2014. Annexed herewith and marked with letter **"C"**.

c) 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 marked with letter **"D"**.

d) 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"**.

e) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos. S-2/418/13, S-2/419/13 both dated 22.06.2015 and S-2/926/13 dated 15.10.2015. Annexed herewith and collectively marked with letter **"F"**.



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

g) Official reply received from the office of the Competent Authority under Urban Land (Ceiling & Regulations) 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 copies of the documents and papers, and original reports and letters provided to us:

- a) are genuine documents, papers, reports and letters;
- b) bear the genuine signatures, dates, stamps, seals and other markings;
- c) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- d) have not been superseded by any other document not made available to us for whatever reason;
- e) are true, correct and 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.

We have not carried out any searches ourselves or under our supervision and relied upon the above reports submitted to us by the client and this Report is being prepared solely based on those.

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 Akhil Kumar Naskar was absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 29 Sataks be the same a little more or less situate lying at Mouza Sarmestarchak, J.L. No.17, Police Station-Bishnupur, R.S. Dag No.115 corresponding to L.R. Dag No.114, R.S. Khatian No.73, in the District of South 24-Parganas, under Kulardari Gram Panchayat (hereinafter referred to as the **said land**).

B. The said Akhil Kumar Naskar who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving four sons namely Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar and Mohan Kumar Naskar and three daughters namely Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar as his heirs, heiresses and legal representatives who upon his death jointly inherited the **said land** in equal shares.

C. By a Deed of Conveyance dated the 5th day of October, 1994 made between the said Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar, Mohan Kumar Naskar, Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar therein jointly referred to as the Vendors of the One Part and one Smt. Kabita Biswas 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.1, Volume No.43, Pages 487 to 496, Being No.4229 for the year 1994 the Vendors jointly 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 decimals be the same a little more or less out of the **said land**.

D. By another Deed of Conveyance dated the 20th day of August, 1996 made between the said Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar, Mohan Kumar Naskar, Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar therein jointly referred to as the Vendors 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 Additional District Sub-Registrar, Bishnupur, South 24-Parganas in Book No.I, Volume No.30, Pages 205 to 216, Being No.2831 for the year 1996 the Vendors jointly 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 27 decimals be the same a little more or less out of the **said land**.

E. By another Deed of Conveyance dated the 4th day of May, 2001 made between the said Smt. Kabita Biswas 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, South 24-Parganas in Book No.I, Volume No.71, Pages 373 to 384, Being No.3788 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 decimals be the same a little more or less which she acquired by way of purchase from the legal heirs of the Akhil Kumar Naskar vide Deed No.4229 for the year 1994.

F. The said Ashutosh Mukhopadhyay recorded his name in the records of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian being L.R. Khatian No.487.

G. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos Retail 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, CD Volume No.9, Pages 1439 to 1453, Being No.2544 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.**

H. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos IT Solutions 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, CD Volume No.9, Pages 1245 to 1256, Being No.2549 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.**

I. By another Deed of Conveyance 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 Fountaingrass Builders 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, CD Volume No.1604-2015, Pages 64689 to 64713, Being No.160406468 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 remaining piece and parcel of land containing an area of 9 decimals be the same a little more or less.

J. The said Phobos Retail Private Limited, Phobos IT Solutions Private Limited and Fountaingrass Builders Private Limited duly recorded their respective names in the records of the Block Land and Land Reforms Officer, Bishnupur-I in respect of the **said land** and obtained Land Reforms Khatian No. being L.R. Khatian Nos.552, 551 and 572 respectively.

5. RESULT OF THE SEARCHES:

On perusal of the reports as aforesaid we find that the result of the aforesaid searches are as follows:

a) Registration Offices:

From the Index-II searches made in respect of R.S. Dag No.115 during the aforementioned period at the office of Registrar of Assurances, Kolkata, it transpires that the concerned 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 searching 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.115, during the aforementioned period at the office of Distract Registrar, Alipore, it transpires that the concerned 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.115, during the aforementioned period at the office of the Additional District Sub-Registrar, Bishnupur, it transpires that the concerned Pages for the year 1982 and 1989 are torn and/or partly torn, Volume is transferred therefore not available for searching 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.

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 Smt Kabita Biswas and Ashutosh Mukhopadhyay 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.114 corresponding to



R.S. Dag No.115 are Phobes Retail Private Limited (10 sataks), L.R. Khatian No.552, Phobes IT Solutions Private Limited (10 sataks), L.R. Khatian No.551 and Fountaingrass Builders Private Limited (9 sataks), L.R. Khatian No.572 and 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 converted 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 & Regulations) 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 & Regulations) Act 1976, it transpires that the **said land** is not vested.

6. CERTIFICATION:

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

Dated this ^{28th} day of March, 2016.

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




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



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amir Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

- OWNERS:**
- 1. SHOEBILL REALTY PRIVATE LIMITED,**
 - 2. VETIVER REALTY PRIVATE LIMITED,**
both having their registered office at
BL-B, Flat No.A4, First Floor,
12, Banamali Ghoshal Lane
Police Station-Behala,
Kolkata-700 034.
 - 3. AYANNA DEVELOPERS PRIVATE LIMITED,**
 - 4. AYANNA HOMES PRIVATE LIMITED**
both having its registered office at
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 33 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.528, 529, 571 and 573, 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".

Telephones : 2248 1295 / 2248 4600 / 2210 2381 / 2231 6373 / Fax : 91 (033) 2248 2933

E-mail : vmoses@vsnl.com / vmosesipr@rediffmail.com

Deihi Office : 115, Indraprakash Building, 21, Barakhamba Road, New Delhi - 110 001

E-mail : vmosesdelhi1@gmail.com



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 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. Deed of Conveyance dated the 26th day of August, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Vetiver 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 64629 to 64659, Being No.160406466 for the year 2015. Annexed herewith and marked with letter "A-6".

G. 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) 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"**.

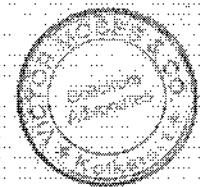
c) Official reply received from the office of the Land Acquisition Collector, South 24-Parganas vide Memo No.LA/info/1908/P/Alipore-12 dated 13.12.2012. Annexed herewith and collectively marked with letter **"D"**.

d) 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"**.

e) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos.S-2/927/13, S-2/933/13 both dated 15.10.2015, S-2/298/13 and S-2/304/13 both dated 03.06.2015. Annexed herewith and collectively marked with letter **"F"**.

f) 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"**.

g) 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:

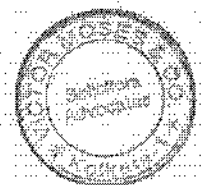
- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic 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:**WHEREAS:**

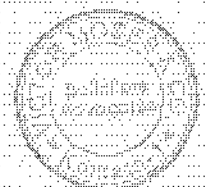
A. One Patit Paban Pailan and Mati Lal Pailan were jointly and absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 33 decimals be the same a little more or less (each having 16.5) situate lying at Mouza Sarmestarchak, 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**.

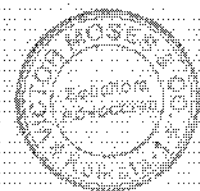


F. By a Deed of Sale dated the 7th day of October, 1994 made between the said Smt. Chapala Bala Kayal therein referred to as the Vendor of the One Part and one Rabindranath Dhar therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar, Bishnupur, in Book 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.1, 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.1, 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.1, 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



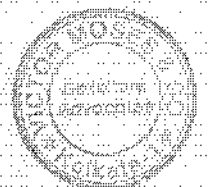
piece and parcel of land which he acquired by way of inheritance from the said Mati Lal Pailan.

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



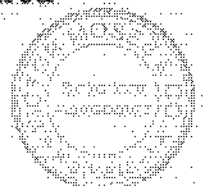
Smt. Susama Pailan and two sons namely Dhiraj Pailan and Swaraj Pailan as his heirs, heiress and legal representatives who upon his death jointly inherited in equal shares his undivided part or share in the piece and parcel of land which he acquired by way of inheritance from the said Mati Lal Pailan.

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.1, 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.1, 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



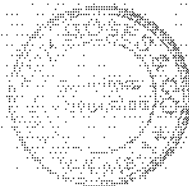
by way of purchase from Chapala Bala Kayal vide Deed No.2103 for the year 1998.

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. By another 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 Vetiver 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 64629 to 64659, Being No.160406466 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 4 decimals be the same a little more or less out of the **said land** which he acquired by way of several purchase deeds.

Z. The said Shoebill Realty Private Limited, Vetiver Realty Private Limited, Ayanna Developers Private Limited and Ayanna Homes 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, 573, 529 and 528 respectively.

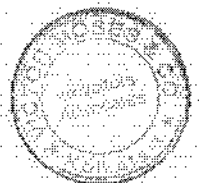
5. RESULT OF THE SEARCHES:

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.



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**.

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, Vetiver Realty Private Limited (4 decimals), L.R. Khatian No.573, Ayanna Developers Private Limited (9 decimals), L.R. Khatian No.529 and Ayanna Homes Private Limited (10 decimals), L.R. Khatian 528 the land in the abovementioned dag number has been classified as "Sali".

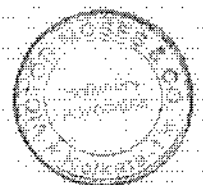
It is also evident from the Conversion Certificate obtained from the office of the Block Land and Land Reforms Officer Bishnupur-I, at Bhasa, South 24-Parganas that the said land has been from "Sali" to "Bastu".

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.



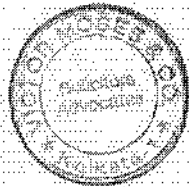
6. CERTIFICATION:

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 ^{16th} day of May, 2016.

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


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



T01022.1



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

- OWNERS:**
1. **BAS HERBAL PRODUCTS PRIVATE LIMITED,**
 2. **DEIMOS TRAVELS PRIVATE LIMITED,**
 3. **DEIMOS COMPUTERS PRIVATE LIMITED,**
 4. **DEIMOS HERBAL PRODUCTS PRIVATE LIMITED,**
 5. **THYONE COMPUTERS PRIVATE LIMITED**
all having their registered office at
160F, Bhupen Roy Road
Police Station-Behala,
Kolkata-700 034.
 6. **VETIVER REALTY PRIVATE LIMITED**
having its registered office at
BL-B, Flat No.A4, Floor 12,
Banamali Ghoshal Lane
Police Station-Behala,
Kolkata-700 034.
 7. **EVARAJ PROJECTS PRIVATE LIMITED,**
 8. **ETAKA BUILDERS PRIVATE LIMITED,**
 9. **ESTHER INFRAPROJECTS PRIVATE LIMITED**
all having its registered office at
55/1A, Strand Road,
Room No.2, Fifth Floor
Police Station-Jorabagan,
Kolkata-700 006.
 10. **DIPAK KUMAR JAISWAL,**
 11. **ANUP KUMAR JAISWAL**
both sons of Rajeshwar Prasad Jaiswal
both residing at 22B, Orphangunj Road,
Khidderpore, Police Station-Watgunj
Kolkata-700 023.

1. DESCRIPTION OF THE LAND:

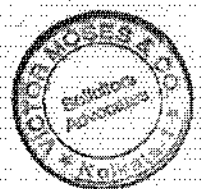
ALL THAT the piece and parcel of land containing an area of 88 decimals be the same a little more or less situate and lying at Mouza Sarmesterchak, J.L. No.17, Police Station-Bishnupur, R.S. Khatian No.77, L.R. Khatian Nos.526, 549, 550, 553, 554, 555, 558, 566, 567, 573 and 576 R.S. Dag No.117, L.R. Dag No.116, within the limits of Kulerdari Gram Panchayat in the District South 24-Parganas.

Telephones : 2248 1296 / 2248 4600 / 2210 2381 / 2231 6373 / Fax : 91 (033) 2248 2933

E-mail : vmoses@vsnl.com / vmoseslpr@rediffmail.com

Delhi Office : 115, Indraprakash Building, 21, Barakhamba Road, New Delhi - 110 001

E-mail : vmosesdelhi1@gmail.com



2. DOCUMENTS PERUSED:

Photo-copies of the following:-

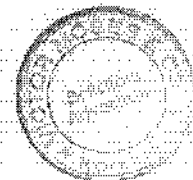
A. Deed of Conveyance dated the 26th day of August, 1996 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Dipak Kumar Jaiswal and Anup Kumar Jaiswal therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Parganas in Book No.I, Being No.2871 for the year 1996. Annexed herewith and marked with letter **"A"**.

B. Deed of Conveyance dated the 21st day of October, 2014 made between one Puspal Sen alias Pumpal Sen and Smt. Krishna Sen therein jointly referred to as the Vendors of the One Part and one Evaraj Projects 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, CD Volume No.46, Pages 1887 to 1901, Being No.7984 for the year 2014. Annexed herewith and marked with letter **"B"**.

C. Deed of Conveyance dated the 19th day of March, 2015 made between one Smt. Binapani Das therein referred to as the Vendor of the One Part and one Etaka Builders 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, CD Volume No.8, Pages 4549 to 4565, Being No.2504 for the year 2015. Annexed herewith and marked with letter **"C"**.

D. Deed of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Travels 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, CD Volume No.9, Pages 1272 to 1286, Being No.2540 for the year 2015. Annexed herewith and marked with letter **"D"**.

E. Deed of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Thyone Computers 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, CD Volume No.9, Pages 1472 to 1486, Being No.2542 for the year 2015. Annexed herewith and marked with letter **"E"**.



F. Deed of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Bas Harbal Products 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, CD Volume No.9, Pages 1487 to 1501, Being No.2545 for the year 2015 Annexed herewith and marked with letter "F".

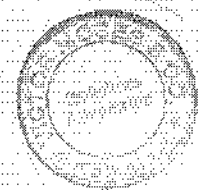
G. Deed of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Harbal Products Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD Volume No.9, Pages 1339 to 1353, Being No.2546 for the year 2015. Annexed herewith and marked with letter "G".

H. Deed of Conveyance dated the 20th day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Computers 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, CD Volume No.9, Pages 1287 to 1301, Being No.2548 for the year 2015. Annexed herewith and marked with letter "H".

I. Deed of Conveyance dated the 7th day of April, 2015 made between one Smt. Papiya Majumdar therein referred to as the Vendor of the One Part and one Etaka Builders 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, CD Volume No.10, Pages 4043 to 4068, Being No.2923 for the year 2015. Annexed herewith and marked with letter "I".

J. Deed of Conveyance dated the 26th day of August, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Vetiver 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 64629 to 64659, Being No.160406466 for the year 2015. Annexed herewith and marked with letter "J".

K. Deed of Conveyance dated the 3rd day of November, 2015 made between one Krishna Prasad Mondal therein referred to as the Vendor of the One Part and one Esther Infraprojects 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 94997 to 95016, Being No.160407695 for the year 2015 Annexed herewith and marked with letter "K".

L. The following search reports:-

a) Report dated 19.06.2014 of the Index-II search conducted by searcher Sri Swapan Nath 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 "L".

b) Report dated 7.01.2016 of the Court Search conducted by Sri Ganesh Manna, Advocate in the Courts of the Learned 10th Civil Judge [Senior Division] at Alipore and Learned 6th Civil Judge [Junior Division] at Alipore in the names of (i) Puspall Sen (ii) Smt Papiya Mazumdar and Smt Binapani Das from the year 2004 to 2015 and Learned 2nd Civil Judge (Junior Division) at Alipore from the year 2004 to 2015. Annexed herewith and collectively marked with letter "M".

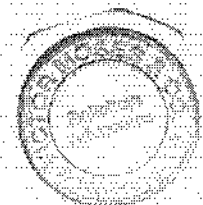
c) Official reply received from the office of the Land Acquisition Collector, South 24-Parganas vide Memo No.LA/info/1908/P/Alipore-12 dated 13.12.2012. Annexed herewith and marked with letter "N".

d) 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 "O".

e) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos. S-2/412/13, S-2/422/13, S-2/423/13, S-2/421/13, S-2/409/13 all dated 22.06.2015, S-2/933/13 dated 15.10.2015, S-2/255/13, S-2/572/13 both dated 8.05.2015, S-2/251/13 and S-2/850/13 both dated 22.09.2015. Annexed herewith and collectively marked with letter "P".

f) 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 "Q".

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



3. SCOPE LIMITATION:

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

We have assumed that the copies of the documents and papers, and original reports and letters provided to us:

- a) are genuine documents, papers, reports and letters;
- b) bear the genuine signatures, dates, stamps, seals and other markings;
- c) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- d) have not been superseded by any other document not made available to us for whatever reason;
- e) are true, correct and 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.

We have not carried out any searches ourselves or under our supervision and relied upon the above reports submitted to us by the client and this Report is being prepared solely based on those.

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 Akhil Kumar Naskar was absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 88 Sataks be the same a little more or less situate lying at Mouza Sarmestarchak, J.L. No.17, Police Station-Bishnupur, R.S. Dag No.117 corresponding to L.R. Dag No.116, R.S. Khatian No.77, in the District of South 24-Parganas, under Kulardari Gram Panchayat (hereinafter referred to as the **said land**).

B. The said Akhil Kumar Naskar who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving four sons namely Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar and Mohan Kumar Naskar and three daughters namely Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar as his heirs, heiresses and legal representatives who upon his death jointly inherited the **said land** in equal share.

C. By a Deed of Conveyance dated the 5th day of October, 1994 made between the said Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar, Mohan Kumar Naskar, Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar therein jointly referred to as the Vendors of the One Part and one Smt. Kabita Biswas 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.1, Volume No.43, Pages 487 to 496, Being No.4229 for the year 1994 the Vendors jointly 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 6.25 decimals be the same a little more or less out of the **said land**.

D. By another Deed of Conveyance dated the 5th day of October, 1994 made between the said Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar, Mohan Kumar Naskar, Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar therein jointly referred to as the Vendors of the One Part and one Smt. Papiya



Majumdar 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.44, Pages 223 to 232, Being No.4232 for the year 1994 the Vendors jointly 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 cottahs 8 chittacks be the same a little more or less out of the **said land**.

E. By another Deed of Conveyance dated the 5th day of October, 1994 made between the said Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar, Mohan Kumar Naskar, Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar therein jointly referred to as the Vendors of the One Part and one Smt. Binapani Das 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.44, Pages 237 to 246, Being No.4234 for the year 1994 the Vendors jointly 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 6 decimals be the same a little more or less out of the **said land**.

F. By another Deed of Conveyance dated the 20th day of August, 1996 made between the said Jiban Kumar Naskar, Nayan Kumar Naskar, Bhuban Kumar Naskar, Mohan Kumar Naskar, Smt. Basanti Naskar, Smt. Ashima Mondal nee Naskar and Smt. Anima Naskar therein jointly referred to as the Vendors 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 Additional District Sub-Registrar, Bishnupur, South 24-Parganas in Book No.I, Volume No.30, Pages 205 to 216, Being No.2831 for the year 1996 the Vendors jointly 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 72 decimals be the same a little more or less out of the **said land**.

G. By another Deed of Conveyance dated the 23rd day of August, 1996 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Sudhir Chandra Sarkar 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.30, Pages 339 to 350, Being No.2869 for the year 1996 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 8.25 decimals be the same a little more or less out of the **said land.**

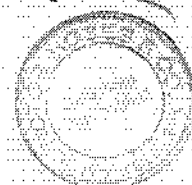
H. By another Deed of Conveyance dated the 26th day of August, 1996 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Dipak Kumar Jaiswal and Anup Kumar Jaiswal therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, South 24-Parganas in Book No.I, Being No.2871 for the year 1996 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 5 1/3rd decimals be the same a little more or less out of the **said land.**

I. By another Deed of Conveyance dated the 23rd day of August, 1999 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Krishna Prasad Mondal 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.32, Pages 260 to 269, Being No.2897 for the year 1999 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.**

J. By another Deed of Conveyance dated the 4th day of May, 2001 made between the said Smt. Kabita Biswas 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, South 24-Parganas in Book No.I, Volume No.71, Pages 373 to 384, Being No.3788 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 said Kabita's land which she acquired by way of purchase from the legal heirs of the Akhil Kumar Naskar vide Deed No.4229 for the year 1994.

K. The said Ashutosh Mukhopadhyay recorded his name in the records of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian being L.R. Khatian No.487.

L. By another Deed of Conveyance dated the 17th day of December, 2008 made between the said Sudhir Chandra Sarkar therein referred to as the Vendor of the One Part and one Puspal Sen alias Pumpal Sen and



Smt. Krishna Sen therein jointly referred to as the Purchasers 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.23, Pages 2634 to 2645, Being No.5885 for the year 2008 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 8.25 decimals be the same a little more or less out of the said entire land which he acquired by way of purchase vide Deed No.2869 for the year 1996.

M. By another Deed of Conveyance dated the 21st day of October, 2014 made between the said Puspal Sen alias Pumpal Sen and Smt. Krishna Sen therein jointly referred to as the Vendors of the One Part and one Evaraj Projects 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, CD Volume No.46, Pages 1887 to 1901, Being No.7984 for the year 2014 the Vendors jointly 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 8.25 decimals be the same a little more or less out of the said entire land which they jointly acquired by way of purchase vide Deed No.5885 for the year 2008.

N. By another Deed of Conveyance dated the 19th day of March, 2015 made between the said Smt. Binapani Das therein referred to as the Vendor of the One Part and one Etaka Builders 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, CD Volume No.8, Pages 4549 to 4565, Being No.2504 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 6 decimals be the same a little more or less which she has acquired by way of purchase vide Deed No. 4234 of 1994.

O. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Travels 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, CD Volume No.9, Pages 1272 to 1286, Being No.2540 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.**

P. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Thyone Computers 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, CD Volume No.9, Pages 1472 to 1486, Being No.2542 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.**

Q. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Bas Harbal Products 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, CD Volume No.9, Pages 1487 to 1501, Being No.2545 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.**

R. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Harbal Products 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, CD Volume No.9, Pages 1339 to 1353, Being No.2546 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.**

S. By another Deed of Conveyance dated the 20th day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Deimos Computers 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, CD Volume No.9, Pages 1287 to 1301, Being No.2548 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**.

T. By another Deed of Conveyance dated the 7th day of April, 2015 made between the said Smt. Papiya Majumdar therein referred to as the Vendor of the One Part and one Etaka Builders 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, CD Volume No.10, Pages 4043 to 4068, Being No.2923 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 2 cottahs 8 chittacks be the same a little more or less which she acquired by way of purchase vide Deed No. 4232 of 1994.

U. By another Deed of Conveyance 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 Vetiver 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 64629 to 64659, Being No.160406466 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 5 decimals be the same a little more or less out of the **said land**.

V. By another Deed of Conveyance dated the 3rd day of November, 2015 made between the said Krishna Prasad Mondal therein referred to as the Vendor of the One Part and one Esther Infraprojects 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 94997 to 95016, Being No.160407695 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 which he acquired by way of purchase vide Deed No.2897 for the year 1999.

W. The said Evaraj Projects Private Limited, Deimos Travels Private Limited, Bas Harbal Products Private Limited, Deimos Harbal Products Private Limited, Deimos Computers Private Limited, Etaka Builders Private Limited, Vetiver Realty Private Limited, Evaraj Projects Private



Limited, Thyone Computers Limited, Esther Infraprojects Private Limited, Anup Kumar Jaiswal and Dipak Kumar Jaiswal 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. 526, 550, 553, 554, 555, 549, 558, 573, 576, 567 and 566 respectively.

5. RESULT OF THE SEARCHES:

On perusal of the reports as aforesaid we find that the result of the aforesaid searches are as follows :

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 concerned 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** 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 concerned 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** 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 the Additional District Sub-Registrar, Bishnupur, it transpires that the concerned Pages for the year 1982 and 1989 are torn and/or partly torn, Volume is transferred therefore not available for searching for the year 1985 and Books are not available for the years 2004 and 2005. From the available records it transpires that there is no adverse entry against 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 said Pusal



Sen, Smt Papiya Majumdar and Smt. Binapani Das 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.117 corresponding to R.S. Dag No.116 are Bas Harbal Products Private Limited (10 decimals), L.R. Khatian No.553, Deimos Travels Private Limite (10 decimals) L.R. Khatian No.550, Deimos Harbal Products Private Limited (10 decimals), L.R. Khatian No.554, Deimos Computers Private Limited (10 decimals), L.R. Khatian No.549 Etaka Builders Private Limited (10 deciamals), L.R. Khatian No.558, Thyone Computers Private Limited (10 decimals) L.R. Khatian No.555, Vetiver Realty Private Limited (5 decimals), L.R. Khatian No.573, Evaraj Projects Private Limited (8 decimals), L.R. Khatian No.526, Esther Infraprojects Private Limited (10 decimals) L.R. Khatian No.576, Anup Kumar Jaiswal (3 decimals) L.R. Khatian No.566, Dipak Kumar Jaiswal (2 decimals) L.R. Khatian No.567 the land in the abovementioned dag numbers 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 converted 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 & Regulations) 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 & Regulations) Act 1976, it transpires that the **said land** is not vested under the said Act.



6. CERTIFICATION:

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

Dated this 28th day of March, 2016.

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


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



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