

### TITLE CERTIFICATE

**Re: Land measuring 139.06 (one hundred and thirty nine point zero six) decimal, more or less, Mouza Ichlabad, J.L. No. 75, Police Station Burdwan, within Ward No. 12 of Burdwan Municipality, Sub-Registration District Burdwan, District Burdwan**

Under instructions and on behalf of our Client, **Messieurs Primarc Projects Private Limited**, we have caused due diligence limited to Devolution of Title and Title Search in respect of the Said Property (defined below) and issued a Title Report dated 23<sup>rd</sup> April, 2018 (**Title Report**) as per the documents produced before us and the searches conducted by us/our representative as mentioned in the said Title Report and this Title Certification is based upon the said Title Report issued by us.

#### **1. Definitions**

- 1.1 In this Title Certificate, unless it is contrary or repugnant to the subject or context:
- 1.1.1 **Said Property** shall mean land measuring 139.06 (one hundred and thirty nine point zero six) decimal [equivalent to 60,576.5 (sixty thousand five hundred and seventy six point five) square feet], more or less [mutated area 139.0465 (one hundred and thirty nine point zero four six five) decimal, more or less], comprised in R.S. Dag Nos. 605, 608/2441 and 608, corresponding L.R. Dag Nos. 1806, 1804 and 1805, respectively, recorded in L.R. Khatian No. 8047, Mouza Ichlabad, J.L. No. 75, Police Station Burdwan, within ward No. 12 of Burdwan Municipality, Sub-Registration District Burdwan, District Burdwan, more fully and collectively described in the **Schedule** below.
- 1.1.2 **Owner:** shall mean Messieurs Primarc Burdwan Projects LLP (formerly known as Primarc MCK Burdwan Projects LLP).

#### **2. Certification**

- 2.1 The searches undertaken by us have not disclosed any encumbrances affecting the Said Property as per the records available detailed in the said Title Report.
- 2.2 We would further mention that the searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 2.3 Some of the searches done were incomplete due to non-availability of records/ information sought for as mentioned in the said Title Report.



- 2.4 Please take note of the observation and advice in respect of the Said Property as mentioned in the said Title Report.
- 2.5 **Subject To** our observations mentioned in the said Title Report, we certify that the Owner has a marketable title to the Said Property.

**Schedule  
(Said Property)**

Land measuring 139.06 (one hundred and thirty nine point zero six) decimal [equivalent to 60,576.5 (sixty thousand five hundred and seventy six point five) square feet], more or less [mutated area 139.0465 (one hundred and thirty nine point zero four six five) decimal, more or less], comprised in R.S. Dag Nos. 605, 608/2441 and 608, corresponding L.R. Dag Nos. 1806, 1804 and 1805, respectively, recorded in L.R. Khatian No. 8047, Mouza Ichlabad, J.L. No. 75, Police Station Burdwan, within ward No. 12 of Burdwan Municipality, Sub-Registration District Burdwan, District Burdwan and the Said Property is detailed in the Chart below:

| Owner                                  | L.R. Dag No. | L.R. Khatian No. | Purchased Area (in dec.) | Mutated Area (in dec.) |
|--|--------------|------------------|--------------------------|------------------------|
| Primarc MCK<br>Burdwan Projects<br>LLP | 1804         | 8047             | 5.95                     | 5.9527                 |
| Primarc MCK<br>Burdwan Projects<br>LLP | 1806         | 8047             | 129.80                   | 129.7938               |
| Primarc MCK<br>Burdwan Projects<br>LLP | 1805         | 8047             | 3.31                     | 3.3                    |
| <b>Total:</b>                          |              |                  | <b>139.06</b>            | <b>139.0465</b>        |

Date: 13<sup>th</sup> August, 2018

Place: Kolkata  
For **Supriyo Basu & Associates**

Advocate

