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TO WHOM IT MAY CONCERN

Re: Land measuring about 21 (twenty one) *cottah* 9 (nine) *chittack* and 5 (five) square feet, more or less, together with a two-storied building lying, situate and being municipal Premises No. 200A, Shyama Prasad Mukherjee Road, within Ward no. 88 of the Kolkata Municipal Corporation, Police Station Tollygunge, Kolkata- 700026, Sub-Registry Alipore (Said Premises).

This is to certify that the Chain of Title of the Said Premises is as follows:

Chain of Title

1. Mayabati Devi and Rai Sudhindra Nath Chowdhury were the joint owners of the Said Premises.
2. By a Bengali deed of settlement dated September 5, 1958 and registered in the office of the Sub-Registrar, Alipore in Book I, Volume 138, Pages 129 to 135, being No.7796 for the year 1958 ("Deed of Settlement") Mayabati Devi, as settlor created a trust and settled the properties mentioned in the Schedule 'Ka' to 'Ga' of the said Deed of Settlement including the Said Premises for the benefit of her grandsons being, Soumendra Nath Chowdhury (since deceased), Kalyan Chowdhury (since deceased) and Jayanta Chowdhury, the three sons of her said son, Rai Sudhindra Nath Chowdhury. The Settlor also appointed her said son, Rai Sudhindra Nath Chowdhury as trustee of the said trust.
3. By the Deed of Settlement, Mayabati Devi had provided that after her death, the said trustee may at any time thereafter in his absolute discretion divide and distribute the properties mentioned in the schedule therein amongst the beneficiaries namely the said three grandsons of Mayabati Devi in equal shares to be held and enjoyed by them as absolute property of each of them.
4. On 9th May, 1976, Mayabati Devi died.
5. The said Kalyan Chowdhury, one of the beneficiaries under the Deed of Settlement died unmarried and *intestate* on November 13, 1970 leaving behind him, the trustee being his father as his sole heir. The said Kalyan Chowdhury's mother having pre-deceased him on or about April 13, 1963, on his demise his undivided share or interest as a beneficiary under the Deed of Settlement vested in the trustee as his sole heir. Thus, the trustee in his capacity as the heir of Kalyan Chowdhury became entitled to another 1/3rd share of the properties comprised in the schedule of the Deed of Settlement.
6. The said Soumendra Nath Chowdhury, one of the beneficiaries under the Deed of Settlement also died *intestate* on July 10, 1979 leaving behind his widow, said Smt. Purna Chowdhury and his only son, Sudiptendra Nath Chowdhury also known as Sudipto Chowdhury as his only legal heirs surviving and being seized and possessed (*inter alia*) of his beneficial undivided share or interest under Deed of Settlement in the properties mentioned in the schedule to the Deed of Settlement.
7. Thus the heirs and legal representatives of said Late Soumendra Nath Chowdhury being Smt. Purna Chowdhury and his only son said Sudiptendra Nath Chowdhury also known as Sudipto Chowdhury, have become vested with the undivided beneficial interest of their late husband and father respectively, i.e. said Soumendra Nath Chowdhury in the properties mentioned in the schedule of the Deed of Settlement.
8. In exercise of the power vested in the trustee under the Deed of Settlement and all other powers enabling him to do so, the trustee had decided to bring an end to the trust created by Mayabati Devi by transferring to each group of beneficiaries the properties mentioned in the schedule of the Deed of Settlement and with a view, to distribute the properties and fund in three parcels, each part whereof was intended to be transferred to the beneficiaries as hereinbefore mentioned, separately to be held by them in lieu of their respective shares

as the absolute property of them, free of any trust or obligations created by the Deed of Settlement hereinbefore mentioned.

9. By way of a Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 139, Pages 25 to 34, being No.2764 for the year 1981, the trustee transferred unto Jayanta Chowdhury undivided 1/3rd portion of Late Mayabati Devi's share in the Said Premises which amounted to undivided 1/6th share of the Said Premises.
10. By way of a Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 152, Pages 48 to 56, being No.2763 for the year 1981, the trustee transferred unto Smt. Purna Chowdhury and Sudipto Chowdhury undivided 1/3rd portion of Late Mayabati Devi's share in the Said Premises which amounted to undivided 1/6th share of the Said Premises.
11. By way of an unregistered Deed of Transfer dated 30th March, 1981, Rai Sudhindanath Chowdhury in his capacity as the trustee transferred unto himself (as a beneficiary) undivided 1/3rd portion of Late Mayabati Devi's share in the Said Premises which amounted to undivided 1/6th share of the Said Premises. He thus became the owner of 2/3rd undivided share of the Said Premises.
12. It has been a term of the transfer mentioned above that each of the beneficiary out of their separate estate and/or out of the estate now transferred to them as absolute estate will meet and pay all liabilities in respect of the properties transferred to each of them namely, the municipal rates and taxes, income-tax, wealth-tax and various other outgoings connected with the estate as the same cannot be immediately discharged and satisfied and would have to be so done on determination of such liability and demand in respect of them.
13. Thus, in the manner mentioned hereinabove, Smt. Purna Chowdhury and Sri Sudipto Chowdhury jointly became the Owners, *inter alia* of 1/6th undivided share of the Said Premises. Sri Jayanta Chowdhury became the owner of undivided 1/6th share of the Said Premises. Rai Sudhindra Nath Chowdhury (since deceased) became Owner of undivided 2/3rd share of the Said Premises.
14. Rai Sudhindra Nath Chowdhury had duly made and executed his last Will and testament in Bengali language and character on June 9, 1964 (Said Will) at his place of residence at 200A, Shyama Prasad Mukherjee Road, Kolkata - 700 026 and had appointed his eldest son Rai Soumendra Nath Chowdhury as the sole executor of the Said Will.
15. Rai Soumendra Nath Chowdhury the sole executor of the Said Will died on 10th July, 1979 without having proved the Said Will.
16. Rai Sudhindra Nath Chowdhury, being a Hindu governed by Dayabhaga School of Hindu Law died testate on 27th February, 1989. The following persons are his heirs and successors on whom the estate of the deceased would have devolved in case of intestacy under the Hindu Succession Act, 1956.

| Sl. No. | Name | Relation | Address |
|---------|--|---|---|
| (i) | Rai Soumendra Nath Chowdhury (died intestate leaving behind him surviving: Wife-Smt. Purna Chowdhury Son-Sudipto Chowdhury) | Son Daughter-in-law Grand-son | 200A, S.P. Mukherjee Road, Kolkata - 26 -Do- -Do- |
| (ii) | Rai Kalyan Chowdhury (died unmarried intestate) | Son | -Do- |
| (iii) | Rai Jayanta Chowdhury | Son | -Do- |
| (iv) | Smt. Subhra Banerjee | Married daughter | 1/15, Surya Nagar, N.S.C. Bose Road, Kolkata - 700 040. |

17. Sudipto Chowdhury filed an application for grant of Letters of Administration in respect of the estate of Rai Sudhindra Nath Chowdhury, being P.L.A. No. 151 of 2005 before the Hon'ble High Court at Calcutta by virtue of the last Will and testament dated 9th June, 1964 of Late Rai Sudhindra Nath Chowdhury.

18. Of the above named legal heirs of Late Rai Sudhindra Nath Chowdhury, his youngest son Jayanta Chowdhury and his daughter-in-law, Smt. Purna Chowdhury, have consented to the Letters of Administration being granted to Sri Sudipto Chowdhury, son of Late Rai Soumendra Nath Chowdhury.
19. There were two attesting witnesses who signed the Said Will of the said deceased. However, both of them had already died. The execution of the Said Will and testament dated 9th June, 1964 was proved by the declaration made by Smt. Purna Chowdhury, the daughter-in-law of the deceased, being the attending witness of the said Will, at the foot of the petition for grant of Letters of Administration who was present at the time of execution of the said Will and testament by the said deceased above named on 9th June, 1964.
20. A caveat in the said P.L.A. No. 151 of 2005 was filed by Smt. Subhra Banerjee, married daughter of Rai Sudhindra Nath Chowdhury residing at 1/13, Surya Nagar, N.S.C. Bose Road, Kolkata – 700 040. An Affidavit in support of caveat was also filed by the said Smt. Subhra Banerjee.
21. Due to indifferent health, the said Smt. Subhra Banerjee did not want to proceed further with the legal dispute with her kith and kin. Under such circumstances, parties to P.L.A. No. 151 of 2005 intended to settle the dispute among themselves in accordance with the terms and conditions mentioned in the terms of settlement dated 21st January, 2013 ("Terms of Settlement") wherein it had been agreed between the Owners and Smt. Subhra Banerjee inter alia that Smt. Subhra Banerjee shall relinquish all her claims and interest in the estate of Rai Sudhindra Nath Chowdhury and that the Owners shall jointly become the absolute owners of the same.
22. In terms of such mutual arrangement between the Owners and Smt. Subhra Banerjee, the Terms of Settlement was filed in the ongoing proceedings of P.L.A. No. 151 of 2005 and the Owners and Smt. Subhra Banerjee filed an application before the Hon'ble High Court at Calcutta to grant a Letters of Administration and record the compromise in the said P.L.A. No. 151 of 2005 recording withdrawal of the caveat and the affidavit filed by Smt. Subhra Banerjee in the said matter.
23. The Hon'ble High Court at Calcutta, on 25th June, 2014 was pleased to grant Letters of Administration in the goods of Late Rai Sudhindra Nath Chowdhury to Sri Sudipto Chowdhury in terms of the last Will and testament of Late Rai Sudhindra Nath Chowdhury, deceased dated 9th June, 1964 and P.L.A. No. 151 of 2005 was accordingly disposed off.
24. In terms of the Said Will of Rai Sudhindra Nath Chowdhury, his three sons being Soumendra Nath Chowdhury (since deceased), Kalyan Chowdhury (since deceased) and Jayanta Chowdhury were entitled to receive inter alia his share in the Said Premises in equal shares. As mentioned above, Kalyan Chowdhury had died intestate prior to the death of Late Rai Sudhindra Nath Chowdhury without leaving behind any legal heir and Soumendra Nath Chowdhury had also pre deceased Late Rai Sudhindra Nath Chowdhury leaving behind his legal heirs, Purna Chowdhury (wife) and Sudipto Chowdhury (son). Thus as per the provisions contained in the said last Will and testament dated 9th June, 1964 of Late Rai Sudhindra Nath Chowdhury, his undivided 2/3rd share in the Said Premises was divided in the following manner:
 - (i) Purna Chowdhury and Sudipto Chowdhury jointly became entitled to ½ (one half) of Rai Sudhindra Nath Chowdhury's undivided 2/3rd (two third) share in the Said Premises i.e. undivided 1/3rd (one third) share in the Said Premises; and
 - (ii) Jayanta Chowdhury became entitled to the remaining ½ (one half) of Rai Sudhindra Nath Chowdhury's undivided 2/3rd (two third) share in the Said Premises i.e. undivided 1/3rd (one third) share in the Said Premises.
25. Thus, in view of the above, the Owners have jointly become absolute owners of the Said Premises in the ration given hereunder:
 - (i) Jayanta Chowdhury: owner of undivided ½ or 50% share in the Said Premises;
 - (ii) Purna Chowdhury and Sudipto Chowdhury: jointly owner of undivided ½ or 50% share in the Said Premises.

26. The Owners have duly recorded and mutated their names in the records of the Kolkata Municipal Corporation and is presently assessed as Assessee No. 110881800966.
27. In the abovementioned circumstances, the Owners acquired right, title and interest to the Said Premises, free from all encumbrances.
28. By an Agreement dated 25th June, 2015, (**Development Agreement**) the Owners have appointed **Prakriti Eminent Heights LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (**LLPIN AAC5806**), having its registered office at R.No-204, 2nd Floor, Fort Knox Building, 6 Abanindra Nath Thakur Sarani (formerly Camac Street), Kolkata-700017, Post Office and Police Station Shakespeare Sarani (**PAN AARFP2144F**), being represented by its designated partners, namely, (1) Dipanjan Bhattacharjee, son of Late Lokenath Bhattacharjee, of 84, B. T. Road, Kolkata-700090, Post Office Noapara, Police Station Baranagar, (2) Manish Kakrania, son of Devi Prasad Kakrania, of Flat 5B, 3rd Floor, Palacio Building, 6 Queens Park, Kolkata-700019, Post Office and Police Station Ballygunge and (3) Rajesh Kumar Baid, son of Bhawar Lal Baid, of 41, Tara Chand Dutta Street, Kolkata-700073, Post Office Colootola, Police Station Jorashanko, (the Developer herein) for development and commercial exploitation of the Said Premises on terms and conditions agreed therein.
29. By a Power of Attorney dated 25th June, 2015, the Owners granted power to the Developer to enter the Said Premises and carry on the development work of the Said Premises.
30. In the circumstances, the Owners are the joint owners of the Said Premises and the Developer has exclusive right of development of the Said Premises by virtue of the Development Agreement.

Conclusion

(1) Jayanta Chowdhury, son of Late Rai Sudhindra Nath Chowdhury (2) Sudipto Chowdhury, son of Late Soumendra Nath Chowdhury and (3) Purna Chowdhury, daughter of Late Debendra Nath Bhattacharjee and wife of Late Soumendra Nath Chowdhury, all residing at 200A, S.P. Mukherjee Road, Kolkata-700 026, Post Office Kalighat, Police Station Tollygunge are the joint Owners of the Said Premises.

Prakriti Eminent Heights LLP, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (**LLPIN AAC5806**), having its registered office at R.No-204, 2nd Floor, Fort Knox Building, 6 Abanindra Nath Thakur Sarani (formerly Camac Street), Kolkata-700017, Post Office and Police Station Shakespeare Sarani (**PAN AARFP2144F**), being represented by its designated partners, namely, (1) Dipanjan Bhattacharjee, son of Late Lokenath Bhattacharjee, of 84, B. T. Road, Kolkata-700090, Post Office Noapara, Police Station Baranagar, (2) Manish Kakrania, son of Devi Prasad Kakrania, of Flat 5B, 3rd Floor, Palacio Building, 6 Queens Park, Kolkata-700019, Post Office and Police Station Ballygunge and (3) Rajesh Kumar Baid, son of Bhawar Lal Baid, of 41, Tara Chand Dutta Street, Kolkata-700073, Post Office Colootola, Police Station Jorashanko has the exclusive right of development of the Said Premises.

This is to further certify that the Said Premises is free from all encumbrances on the basis of the following searches:

REGISTRY OFFICES:

Index - II

Office of the Registrar of Assurances, Kolkata

Result/Analysis

| Property Details | Period | Entries Found | Receipt No. | Remarks |
|--|-----------|---------------|-------------|---------|
| Municipal Premises No. 200A, Shyama Prasad Mukherjee Road, Kolkata-700026, Police Station Tollygunge | 1984-2015 | Nil | U-40618 | - |

Office of the District Registrar, Alipore

Result/Analysis

| Property Details | Period | Entries Found | Receipt No. | Remarks |
|--|-----------|---------------|-------------|---------|
| Municipal Premises No. 200A, Shyama Prasad Mukherjee Road, Kolkata-700026, Police Station Tollygunge | 1984-2015 | Nil | V-866961 | -- |

Office of the Additional District Sub-Registrar, Alipore

Result/Analysis

| Premises | Period | Entries Found | Receipt No. | Remarks |
|--|-----------|---------------|-------------|---------|
| Municipal Premises No. 200A, Shyama Prasad Mukherjee Road, Kolkata-700026, Police Station Tollygunge | 1984-2015 | Nil | V-866961 | -- |

Note: Photocopies of all Search Reports and Original Receipts are enclosed, collectively marked Annexure A.

COURT SEARCHES:

Purna Choudhury, wife of Soumendra Nath Choudhury

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|---|-----------|--------------|-------------|---------|
| 3 rd Civil Judge Junior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| 8 th Civil Judge Senior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| Attachment Register, Sheriff, High Court: Immoveable Miscellaneous | 2004-2015 | None None | A208493 | — |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure B1.

Sudipta Choudhury, son of Soumendra Nath Choudhury

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|-----------------|--------|------------|-------------|---------|
|-----------------|--------|------------|-------------|---------|

| | | | | |
|---|-----------|--------------|---------|---|
| 3rd Civil Judge Junior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| 8th Civil Judge Senior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| Attachment Register, Sheriff, High Court: Immoveable Miscellaneous | 2004-2015 | None None | A208437 | — |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked **Annexure B2.**

Subhra Banerjee, wife of Rabindra Banerjee

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|---|-----------|--------------|-------------|---------|
| 3rd Civil Judge Junior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| 8th Civil Judge Senior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| Attachment Register, Sheriff, High Court: Immoveable Miscellaneous | 2004-2015 | None None | A208439 | — |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked **Annexure B3.**

Jayanta Choudhury, son of Sudhindra Nath Choudhury

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|---|-----------|--------------|-------------|---------|
| 3rd Civil Judge Junior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |
| 8th Civil Judge Senior Division, Alipore: Title Suit Money Suit | 2004-2015 | None None | — | — |

| | | | | |
|--|-----------|--------------|---------|---|
| Attachment Register, Sheriff, High Court: | 2004-2015 | | | |
| Immoveable Miscellaneous | | None None | A208438 | — |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked **Annexure B4**.

KOLKATA MUNICIPAL CORPORATION, CHIEF MANAGER REVENUE:

From the records maintained at the Office of the Kolkata Municipal Corporation, Assessment and Collection Department, it appears that no unpaid tax is due with respect to the Said Premises and the Owners are the recorded joint owners of the Said Premises.

Note: Original NOC obtained from the official website of the Kolkata Municipal Corporation is enclosed, marked **Annexure C**.

KOLKATA MUNICIPAL CORPORATION, LAW DEPARTMENT:

From the records maintained at the Office of the Kolkata Municipal Corporation, Law Department, it appears that no suits or proceedings are pending with respect to the Said Premises regarding any corporation tax or any other matters before the Hon'ble High Court, Calcutta, Sealdah Court or City Civil Court.

Note: Original Report being Memo No. L-035/Law/2014-2015 dated 02.03.2015 is enclosed, marked **Annexure D**.

OFFICE OF THE 1ST LAND ACQUISITION COLLECTOR, KOLKATA:

From the records maintained at the Office of the 1st Land Acquisition Collector, Kolkata, it appears that the Said Premises or any part thereof is not affected by any acquisition, road alignment and/or any other scheme either proposed and/or to be proposed, prescribed and/or to be prescribed, sanctioned and/or to be sanctioned. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the said application is annexed hereto. We are awaiting official communication from the said office in this regard.

Note: Original application is enclosed, marked **Annexure E**.

URBAN LAND (CEILING & REGULATION) ACT, 1976:

From the records maintained at the Office of The Competent Authority, Urban Land Ceiling Department, Salt Lake, it appears that the Said Premises is not affected by any order issued by the said authority for vesting of the same in favour of the state government. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are awaiting official communication from the said office in this regard.

Note: Original application is enclosed, marked **Annexure F**.

KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY:

From the records maintained at the Office of the Kolkata Metropolitan Development Authority, Salt Lake, it appears that the Said Premises or any part thereof is presently not being under any acquisition proceedings initiated by the said department. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are still awaiting official communication from the said office in this regard.

Note: Original application is enclosed, marked **Annexure G**.

KOLKATA IMPROVEMENT TRUST:

From the records maintained at the Office of the Kolkata Improvement Trust, Kolkata, it appears that the Said Premises or any part thereof is presently not being under any acquisition proceedings initiated by the said department. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are still awaiting official communication from the said office in this regard

Note: Original application is enclosed, marked Annexure H.

Searches caused by us relate to encumbrances and attachments created by acts of parties and recorded in public records but do not extend to the charge created by operation of law, statutory charge and default of payment of Income Tax dues and other Government dues.

Subject to the above, we certify that (1) Jayanta Chowdhury, son of Late Rai Sudhindra Nath Chowdhury (2) Sudipto Chowdhury, son of Late Soumendra Nath Chowdhury and (3) Purna Chowdhury, daughter of Late Debendra Nath Bhattacharjee and wife of Late Soumendra Nath Chowdhury, all residing at 200A, S.P. Mukherjee Road, Kolkata-700 026, Post Office Kalighat, Police Station Tollygunge are the joint Owners of the Said Premises and are having marketable title and have acquired such ownership in the manner stated in the Chain of Title given above.

Date: 28th October, 2016

Place: Kolkata

Arindam Bhakat

**Advocate
High Court, Calcutta**

Disclaimer

- i. Kindly note that in conducting title searches of the Said Premises, I have assumed the capacity of all persons, the genuineness of all signatures and execution, the conformity and the authenticity to the originals of all documents submitted to me as copies and that there are no agreements, letters or other arrangements having contractual effect modifying the terms or effect of the documents examined by us.
- ii. Kindly also note that I have conducted independent searches at the relevant offices of the registrar, courts and other government offices through external consultants and the contents of this letter are based upon the reports of such searches prepared by the said consultants.
- iii. While reasonable care has been taken in conducting the title searches and preparing a brief summary of such title searches in the form of this *Non Encumbrance Report*, I shall not be held liable for any loss and/ damage if suffered by the Client and or/ any third party on account of and/ or relying on any information furnished by or statement made in the Report by me based on the documents made available to me. This Report is not to be construed as any recommendation to the Client or any other party or person and is merely a representation of data collected in the course of the title search exercise. I shall accept no responsibility/liability for any matter that has not been disclosed or has been misrepresented or misquoted, and/ or for any loss or damage as may be suffered by any person or entity out of any decision or action taken, or out of any inaction by such person or entity, or any investment made or not made by such person or entity relying on this Report.

Annexure A
(Document Produced)

| Sl. No. | Nature, Date and Registration Particulars of Documents | Status |
|---------|--|-----------|
| A1 | Bengali deed of settlement dated September 5, 1958 and registered in the office of the Sub-Registrar, Alipore in Book I, Volume 138, Pages 129 to 135, being No.7796 for the year 1958 | Photocopy |
| A2 | Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 139, Pages 25 to 34, being No.2764 for the year 1981 | Photocopy |
| A3 | Deed of Transfer dated March 30, 1981 and registered in the Office of the Registrar of Assurances, Calcutta in Book I, Volume 152, Pages 48 to 56, being No.2763 for the year 1981 | Photocopy |
| A4 | Deed of Transfer dated March 30, 1981 | Photocopy |
| A5 | Last Will and Testament of Rai Sudhindra Nath Chowdhury dated June 9, 1964 in Bengali Language | Photocopy |
| A6 | Letters of Administration granted by the Hon'ble High Court at Calcutta in the goods of Late Rai Sudhindra Nath Chowdhury to Sri Sudipto Chowdhury in terms of the last Will and testament of Late Rai Sudhindra Nath Chowdhury, deceased dated June 9, 1964 and P.L.A. No. 151 of 2005 together with the translated copy of the Last Will and testament of Rai Sudhindra Nath Chowdhury dated June 9, 1964 certified by the Official translator of High Court, Calcutta | Photocopy |
| A7 | Terms of Settlement between Subhra Banerjee and Purna Choudhury, Sudipto Choudhury and Jayanta Choudhury | Photocopy |
| A8 | Development Agreement dated 25 th June, 2015, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1901-2015, at Pages 41559 to 41613, being Deed No. 190105518 for the year 2015 | Photocopy |
| A9 | Power of Attorney dated 25 th June, 2015, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1903-2015, at Pages 21287 to 21316, being Deed No. 190303851 for the year 2015 | Photocopy |

Annexure B
(Details of Registration Offices Searches)

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Office of the Registrar of Assurances, Kolkata

| Property Details | Period | Entries Found | Receipt No. | Remarks |
|--|-----------|---------------|----------------------------|---------|
| Municipal Premises No. 200A, Shyama Prasad Mukherjee Road, Kolkata-700026, Police Station Tollygunge | 1984-2016 | Nil | U-40618 1901015078/2016 | - |

Office of the District Registrar, Alipore

| Property Details | Period | Entries Found | Receipt No. | Remarks |
|--|-----------|---------------|----------------------|---------|
| Municipal Premises No. 200A, Shyama Prasad Mukherjee Road, Kolkata-700026, Police Station Tollygunge | 1984-2016 | Nil | V-866961 W-544880 | - |

Office of the Additional District Sub-Registrar, Alipore

| Premises | Period | Entries Found | Receipt No. | Remarks |
|--|-----------|---------------|----------------------|---------|
| Municipal Premises No. 200A, Shyama Prasad Mukherjee Road, Kolkata-700026, Police Station Tollygunge | 1984-2016 | Nil | V-866961 W-544880 | - |

Note: Photocopies of all Search Reports and Original Receipts are enclosed, collectively marked Annexure B1.

Annexure C
(Details of Court Searches)

Purna Choudhury, wife of Soumendranath Choudhury

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|---|-----------|--------------|-------------|---------|
| 3 rd Civil Judge Junior Division, Alipore: Title Suit Money Suit | 2004-2016 | None None | — | — |

| | | | | |
|--|-----------|--------------|---------|---|
| 9 th Civil Judge Senior Division, Alipore: | 2004-2016 | | — | — |
| Title Suit Money Suit | | None None | | |
| Attachment Register, Sheriff, High Court: | 2004-2016 | | | |
| Immoveable Miscellaneous | | None None | A208433 | — |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C1.

Sudipta Choudhury, son of Soumendra Nath Choudhury

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|--|-----------|--------------|-------------|---------|
| 3 rd Civil Judge Junior Division, Alipore: | 2004-2016 | | — | — |
| Title Suit Money Suit | | None None | | |
| 8 th Civil Judge Senior Division, Alipore: | 2004-2016 | | — | — |
| Title Suit Money Suit | | None None | | |
| Attachment Register, Sheriff, High Court: | 2004-2016 | | | |
| Immoveable Miscellaneous | | None None | A208437 | — |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C2.

Subhra Banerjee, wife of Rabindra Banerjee

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|--|-----------|--------------|-------------|---------|
| 3 rd Civil Judge Junior Division, Alipore: | 2004-2016 | | — | — |
| Title Suit Money Suit | | None None | | |
| 8 th Civil Judge Senior Division, Alipore: | 2004-2016 | | — | — |
| Title Suit Money Suit | | None None | | |

| | | | | |
|--|-----------|--------------|---------|-----|
| Attachment Register, Sheriff, High Court: | 2004-2016 | | | |
| Immovable Miscellaneous | | None None | A208439 | --- |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C3.

Jayanta Choudhury, son of Sudhindra Nath Choudhury

| Courts Searched | Period | Case found | Receipt No. | Remarks |
|--|-----------|--------------|-------------|---------|
| 3 rd Civil Judge Junior Division, Alipore: Title Suit Money Suit | 2004-2016 | None None | --- | --- |
| 8 th Civil Judge Senior Division, Alipore: Title Suit Money Suit | 2004-2016 | None None | --- | --- |
| Attachment Register, Sheriff, High Court: Immovable Miscellaneous | 2004-2016 | None None | A208438 | --- |

Note: Original of all Certificates and Search Reports are enclosed, collectively marked Annexure C4.

Annexure D
(Kolkata Municipal Corporation, Chief Manager Revenue)

From the records maintained at the Office of the Kolkata Municipal Corporation, Assessment and Collection Department, it appears that no unpaid tax is due with respect to the Said Premises and the Owners are the recorded joint owners of the Said Premises.

Note: Original NDC obtained from the official website of the Kolkata Municipal Corporation is enclosed, marked Annexure D1.

Annexure E
(Kolkata Municipal Corporation, Law Department)

From the records maintained at the Office of the Kolkata Municipal Corporation, Law Department, it appears that no suits or proceedings are pending with respect to the Said Premises regarding any corporation tax or any other matters before the Hon'ble High Court, Calcutta, Sealdah Court or City Civil Court.

Note: Original Report being Memo No. L-035/Law/2014-2015 dated 02.03.2015 is enclosed, marked Annexure E1.

Annexure F
(Office of the 1st Land Acquisition Collector, Kolkata)

From the records maintained at the Office of the 1st Land Acquisition Collector, Kolkata, it appears that the Said Premises or any part thereof is not affected by any acquisition, road alignment and/or any other scheme either proposed and/or to be proposed, prescribed and/or to be prescribed, sanctioned and/or to be sanctioned. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the said application is annexed hereto. We are awaiting official communication from the said office in this regard.

Note: Original of the application is enclosed, marked Annexure F1.

Annexure G
(Urban Land (Ceiling & Regulation) Act, 1976)

From the records maintained at the Office of The Competent Authority, Urban Land Ceiling Department, Salt Lake, it appears that the Said Premises is not affected by any order issued by the said authority for vesting of the same in favour of the state government. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are awaiting official communication from the said office in this regard.

Note: Original of application is enclosed, marked Annexure G1.

Annexure H
(Kolkata Metropolitan Development Authority)

From the records maintained at the Office of the Kolkata Metropolitan Development Authority, Salt Lake, it appears that the Said Premises or any part thereof is presently not being under any acquisition proceedings initiated by the said department. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are still awaiting official communication from the said office in this regard.

Note: Original of application is enclosed, marked Annexure H1.

Annexure I
(Kolkata Improvement Trust)

From the records maintained at the Office of the Kolkata Improvement Trust, Kolkata, it appears that the Said Premises or any part thereof is presently not being under any acquisition proceedings initiated by the said department. Our external consultant have already applied for the official information from the said office, under the provision of Right to Information Act, 2005 and the photocopy of the said application is annexed hereto. We are still awaiting official communication from the said office in this regard.

Note: Original of application is enclosed, marked Annexure I1.