

PR-1  
**TISTA CHATTERJEE**

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

tistachat9@gmail.com

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.**

Ref. : All that piece and parcel of Bastu land measuring 221 decimals more or less lying and situated at L.R. Khatian Nos 2181, 2129, 2191 and 2175, R.S. Dag No. 1405(P), 1404, 1403(P), 1402, 1401, 1400(P), 1399, 1398(P), 1397(P), 1388(P), 1386(P), 1381(P), 1385(P), Mouza Satuli, J.L. No. 49, Rayata Satwa, Police Station Kashipur (Formerly Bhangar) within the limits of the Bhagwanpur Gram Panchyat, District 24 Parganas (South), A.D.S.R.- Bhangar.

Present owners of the said plot: Simoco System And Infrastructure Solutions Limited, Samasth Infotainment Pvt. Ltd. SG Computech Limited and G.S. Electrocom Pvt. Ltd.

My report is as follows

**NOTE FOR THE ADVOCATE**

1. I have Perused the Xerox copies of Registered Sale Deed No. 3488,3489,3535,5583,5714,5734,5735,5736,5740,5741,5748,5749,5750 for the year 2014 in favour of SIMOCO SYSTEM AND INFRASTRUCTURE SOLUTIONS LIMITED having its Registered Office at Godrej Genesis Building, 2nd Floor, Block- EP & GP, Sector-V, Salt Lake, Kolkata-700 091, represented by its Director Sanjoy Kumar Ghosh in respect of total Land measuring an area more or less 226. 34 Decimals of abovementioned Deed all comprised in L.R. Dag No. 718, 742, 748, 859, 864, 1340, 1341, 1346, 1348, 1349, 1358, 1365, 1366, 1367, 1369,1370,1377,1381,1382,1400, L.R. Khatian No. 116, 206, 215, 222, 414,440, 601, 836, 837,878,1398,1399,1400,1401,1404,1984,1985,1998,1384,J.L No. 49, Mouza- Satuli, P.S. Bhangor now Kashipur, Block Bhangor-II, under Bhagabanpur Gram Panchayat, District-24 Parganas (South).
2. I have Perused the Xerox copies of Registered Sale Deed Nos.1982,4590,16431642,161644,2491,2488,5584,5590,2377,2490,2486,2386,2375,1983,1984,2158,1981,4619,2376,2159,2157,3077,4797,2492,2156,4588,1385,1986,1640,2155,4585, 2480,2394,4593,4681,4591,3069,3065,4592,4796,4638,4589,1459,3068,4795,1589,1763,176

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

**TISTA CHATTERJEE**

Advocate

High Court, Calcutta

Chamber –

7 A, Kiran Shankar Roy Road

Second Floor

Suite No. 10, Room No. M – 7

Kolkata – 700001

Phone – 8348594399

tistachat9@gmail.com

- 5,1764,1641,1639,1590 for the year 2014 and 9225,9550,9551 for the year 2015 in favour of SAMASTH INFOTAINMENT PRIVATE LIMITED, having its Registered Office at Godrej Genesis Building, 2<sup>nd</sup> Floor, Block- EP& GP sector- V, Salt Lake, Kolkata-700091 represented by its Director Sanjoy Kumar Ghosh in respect of total land measuring an area more or less 836.885 Decimals of abovementioned Deeds all comprised in L.R. Dag Nos.1398, 1377, 1397, 1402, 1358, 1381, 1382, 1356, 718, 742,748, 1341, 1360,1399, 1340, 1352, 1357, 1403, 1380, 1386, 1375, 1370, 1400, 1362, 1363, 1392, 1388, 1360, 1368, 1376, 1387, 1394, 1395, 1378, 1404, 1405,1351,1399,1383,1406,1379,1396,1407,1413,1414 L.R. Khatian Nos. 380, 381, 681, 887,410,470,339,468, 467, 1969, 1971, 1387, 533, 1394, 1389, 254, 121, 665, 162,240, 1393.2120, 185, 645, 535, 536, 537, 532, 839, 147, 687, 213, 690, 1395, 1970, 362,210, 211, 463, 464, 212, 208, 877, 511, 516, 1405, 1407, 1406, 1407, 1408, 1409, 2197, 2198, 2199, J.L.No.49, at Mouza- Satuli, P.S. Bhangor, now Kashipur, Block Bhangor-II under Bhagabanpur Gram Panchayat, District 24 Parganas (South).
3. I have Perused the Xerox copies of Registered Sale Deed No. 5366, 5358, 4895, 5275, 5368, 5357,5254,5356,4898,4899,5255,5369,4861,5268,4968,4987,5278 for the year 2014, 4203, 3285, 3316,4622,5040,6798,7332,7334,7894,7895,8753,8754,9152, 9153, 9745, for the year 2015 and 549, 1104 for the year 2016 in favour of SG COMPUTECH LIMITED, having its Registered Office at Sugandha More, Delhi Road, (NH-2, Bypass) P.S. – Polba, District- Hooghly, Pin 712102 represented by its Director Sanjoy Kumar Ghosh in respect of total Land measuring an area more or less 493.203 Decimals of abovementioned Deed all comprised in L.R. Dag No. 727,854,742,748,1343,660,661,719,721,722,730,725, 878/932, 1361/2246, 860, 861, 862, 1354, 1355,1357,850,874,1384,1397,1401,750,852, 858,863, 865,876,757, 859,1360, 1413,1414,1388,1348,1342,864,858,856,1384,1402,1372, L.R. Khatian No. 239, 702, 422,750,747, 645,207, 463,464,1308, 402,403,405,404,406,407, 408, 409, 433, 456, 1402, 465,1309,1390,1391,1389,723,724,725,467,470,474,146,2300, 2301, 469, 208, 2298, 2141, 1314 & R.S.Khatian No. 819, 1203, J.L.No.49, at Mouza- Satuli, P.S. Bhangor now Kashipur, Block Bhangor-II, under Bhagabanpur Gram Panchayat, District- 24 Parganas (South).

*Tista Chatterjee*

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

**TISTA CHATTERJEE**

Advocate

High Court, Calcutta

Chamber -

7 A, Kiran Shankar Roy Road

Second Floor

Suite No. 10, Room No. M - 7

Kolkata - 700001

Phone - 8348594399

tistachat9@gmail.com

4. I have perused the Xerox copies of Registered Sale Deed No. 5801, 5872, 5879, for the year 2014 and 5038, 5684, 9947 for the year 2015 in favour of G.S. ELECTROCOM PVT. LTD. having its Registered Office at Godrej Genesis Building, 2nd Floor, Block- EP & GP, Sector-V, Salt Lake, Kolkata-700 091, represented by its Director Sanjoy Kumar Ghosh in respect of total Land measuring an area more or less 88.66 Decimals of abovementioned Deeds all comprised in L.R. Dag No.718,742,748,861,1345,1349,1350,1354 &1400, L.R. Khatian No. 218,219,220,419,424,465,475,476,477,478479,664,701,1383 & 1989, J.L. No. 49, Mouza-Satuli, P.S. Bhangor now Kashipur, Block Bhangor-II, under Bhagabanpur Gram Panchayat, District- 24 Pargnas (South).

I have conducted necessary searches in the office of the Registrar of Assurance at Kolkata, District Registrar at Alipore and ADSR at Bhangore for a period from 1999 to 2015 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property. During the course of searches as per the documents available in the said Registration Offices, I have not found any registered encumbrances affecting the property under search.

Perused the all Original Documents, certifying therein that the aforesaid Lands are free from all encumbrances and have good clear and marketable title of namely 1. SIMOCO SYSTEM AND INFRASTRUCTURE SOLUTIONS LIMITED, 2. SAMASTH INFOTAINMENT PVT. LTD. 3. SG COMPUTECH LIMITED AND 4. G.S. ELECTROCOM PVT. LTD.

Verified the Xerox copy of the following documents.

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

Director of Companies namely. 1. SIMOCO SYSTEM AND INFRASTRUCTURE SOLUTIONS LIMITED, 2. SAMASTH INFOTAINMENT PVT. LTD. 3. SG COMPUTECH LIMITED AND

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

**TISTA CHATTERJEE**

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

tistachat9@gmail.com

4. G.S. ELECTROCOM PVT. LTD. that the aforesaid company have good right title and interest over the purchased abovementioned properties covered by the Registered Deed of Conveyances.

That the title to the aforesaid land of namely 1. SIMOCO SYSTEM AND INFRASTRUCTURE SOLUTIONS LIMITED, 2. SAMASTH INFOTAINMENT PVT. LTD. 3. SG COMPUTECH LIMITED AND 4. G.S. ELECTROCOM PVT. LTD. seems prima facie have got marketable title on the basis of the papers submitted to me and I approve it as per available records placed before me as aforesaid.

Dated 21.01.2015

*Tista Chatterjee*

TISTA CHATTERJEE

Advocate

High Court, Calcutta

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