TITLE REPORT



6, Jawaharlal Nehru Road, Kolkata-700013

53 (Gfty three) *mitch* [1] (eleven) oblittack and 23 (twenty three) square feet Kolkata Municipal Carparation District Kolkata

Saha & Ray

Advocates 3A/1, 3rd Floor Hastings Chambers 7G, Kiran Sankar Roy Road Kolkata-700001

Title Report

Under instructions and on behalf of our Client Siddha Real Estate Development Private Limited, we have caused searches to be made in respect of the Said Property (defined below). The details of searches and our certification on the basis thereof, is given below.

Definitions

- 1.1 In this Report, unless it is contrary or repugnant to the subject or context:
- 1.1-1 Said Property shall mean land measuring 53 (fifty three) cottab 11 (eleven) chillach and 23 (twenty three) square fact equivalent to 3593,274 (three thousand five bundred ninety three point two seven four) square meter, more or less, situate, lying at and bring Municipal Premises No.6, Jawaharlal Nehru Road (formerly Chowenghee Road), Kolkata-700013, Police Station New Market (formerly Taltala), within Ward No. 46 of the Kolkata Municipal Corporation (KMC), Sub-Registration District Kolkata, District Kolkata, more fully described in the Schedule below.
- 1.1.2 Owner shall mean James Glendye & Company Private Limited, a company incorporated under the Companies Act, 1956 (CIN U70102WB1949PTC017800), having its registered office at 6, Jawaharlal Nehru Road, Kolkata-700013, Police Station New Market

2. Production of Documents of Title

- 2.1 Inspection of original documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.
- 3. Offices Where Searches Have Been Conducted
- 3.1 Registration Offices

Index-II

- From 1950 to 2014 in respect of Municipal Premises No.6, Jawaharlal Nehru Road, Kolkata-700013, Police Station New Market.
- 3.1.1 Registrar of Assurances, Kolkata

In view of Index-II for certain years at the concerned registration offices being form or damaged, searches for those years could not be made. However, the Owner has represented that no document in respect of the Said Property has been registered either by the Owner or by its predecessors-in-title during such period in respect of the Said Property.

For results/analysis of searches, please refer to details of Annexure B heroto.

3.2 Courts

- From 2003 to 2014 in the name of Multy Lall Seal Trust Estate.
- From 2003 to 2014 in the name of James Glendye & Company Private Limited.
- 3.2.1 Attachment Register, Sheriff, High Court at Calcutta

We have caused to be made necessary searches for last 12 years as to whother any Title Suit, or Money Suit in the concerned courts has been filed against the Owner. No such Title Suit, or Money Suit appears to have been filed as per the Certificates issued by the concerned Court Officers.

We have also caused to be made necessary searches for last 12 years in the Attachment Register at the Office of the Sheriff, High Court, Calcutra in the name of the Owner and our searches have not disclosed any attachment allieding the Said Property.

For results/analysis of searches, please refer to details of **Annexure C** horoto.

Scharky

3.3 Kolkata Municipal Corporation

- 3.3.1 From the Assessment Rolls of the Kolkata Municipal Corporation, it appears that the (1) James Glendye & Company Private Limited (the Owner herein) is the maximized assesses of the Said Property vide Assessee No. 110463400088.
- 3.3.2 From enquiries made in the Office of the Kolkata Municipal Corporation, it appears that no property tax is outstanding in respect of the Said Property.

For results/analysis of searches, please refer to details of Annexure D hereio.

3.4 Urban Land (Ceiling & Regulation) Act, 1976

From enquiries made in the Office of the Competent Authority, Kolkata, it appears that the Said Property is not affected by any Urban Land Ceiling proceeding.

For results/analysis of searches, please refer to details of Annexure E hereto.

3.5 Office of Land Acquisiton Collector at Kolkata

From enquiries made in the Office of the Land Acquisition Collector at Kolkata, it appears from the available records that the Said Property is not affected by any proposed or existing proceeding for acquisition or requisition. Our search is based on the enquiry made by Sanjoy Biswas on our behalf. No official cortificates/documents have been received as on the date of this report.

For results/analysis of searches, please refer to details of **Annexure F** horeon.

3.6 Ministry of Corporate Affairs

From enquiries made in the Office of the Registrar of Companies, it appears that the Said Property has neither been mortgaged or nor any charge has been created upon them by the Owner.

For results/analysis of searches, please refer to details of Annexure G hereto-

3.7 Office of Thika Tenancy Kolkata

From enquiries made in the Office of the Kolkata Thika Tenancy, it appears from the available records that no return in form A/Application under the Thika Tenancy Act. Our search is based on the enquiry made by Sanjoy Biswas on our behalf. No official certificates/documents have been received as on the date of this report

For results/analysis of searches, please refer to details of **Annexure H** her/to-

4. Title

The Said Property is held by the Owner under a Doed of Lease dated 21st December, 2000, registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 37, at Pages 310 to 339, being Deed No. 1226 for the year 2001 as modified and extended by a Doed of Modification cum Rectification of Lease dated 28th May, 2010, registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, CD Volume No. 19, at Pages from 2071 to 2140, being Deed No. 06479 for the year 2010 for a period of 98 (ninety eight) years calculated from 1st January, 2001 with right of renewal as mentioned therein and with full rights of demolition, development and sub-lease and thus it is as such seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property.

5. Conclusion

- 5.1 The searches undertaken by us have not disclosed any encumbrances affecting the Suid-Property as per the records available with the concerned registration offices.
- 5.2 We would however mention that the searches undertaken by us relates to encumbrance and attachment created by any act of party and do not extend to the charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues,

Lanking

- 5.3 Some of the searches done were incomplete due to non-availability of records as mentioned in the Annexures hereto.
- 5.4 **Subject To** our observations aforesaid, we are of the opinion that the present Owner has marketable title to the Said Property.

Schedule (Said Property)

Land measuring 53 (fifty three) collab 11 (eleven) chitack and 23 (twenty three) square feet equivalent to 3593.274 (three thousand five hundred ninety three point two seven four) square meter, more or less, situate, lying at and being Municipal Leonisco No.6, Jawaharlal Nehro Road (formerly Chowringhee Road), Kolkara-700013, Police Station New Market (formerly Taltala), within Ward No. 46 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Kolkata, District Kolkata and butted and bounded as follows:

On the North Partly by Premises No.5, Jawaharlał Nohru Road, Kolkata and partly by Premises Nos. 4071 to 4075, 41 and 42, Mod Scal Street, Kolkata

On the East Partly by Premises No. 42 and partly by Premises No. 45, Moti Seal Street, Kolkara

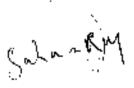
On the South By Premises No.7, Jawaharial Nehru Road, Kolkata

Ó

On the West : Partly by Premises No.5, Jawaharlat Nehru Road, Kolkata and partly by Jawaharlat Nehru Road, Kolkata.

NOTE: Prior to 2002, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 optionals, for electronic documents, our representative was not given access to the Index in the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onweards.

Dated This | 15 Day Of October 2014



Annexure A (Documents Produced)

Sl.	Nature, Date and	Parties	Purport of	Status
No.	Registration Particulars of Document		Document	
Αl	Deed of Trust dated 28%	Haralal Seal	Harlal Seal inter alia	Photocopy
	January, 1947, registered in		created trust of the	of the
	the Office of the Registrar of	Trustee	Said Property in	Original
	Assurances, Kolkata, being	Babu Monohadal Seal	foavur of Babu	Volame
	No.3118 for the year 1947		Monoharlat Seal	Copy of
		Benificiary		the Trust Deed
A2	Deed of Lease dated 215	Mohan Lal Seal & Ors.	Mohan Lal Seal &	Photocapy
	December, 2000, registered	Lessors	Ors, oneated trust in	of the
	in the Office of the Additional		respect of the Said	Ongnal
	Registrar of Assurances,	James Glondye &.	Property in favour of	Leave
	Kolkata in Book No. 1,	Company Private	James Glendye &	Dran!
	Volume No.37, at Pages 310	Timited	Company Private	
	to 339, being N o.1226 for the year 2000	Lessee	Limited	
A3	Redification and	Sailendra Lall Seal &	The parties to the	Photocopy
	Modification of Deed of	Ors. Lal Scal & Ors.	Lease Deed recoified	office
	Lease dated 28th May, 2010,	Lessors	the mistakes of the	Original
	registered in the Office of the		provious Lease Deed	Reclificati
	Additional Registrar of	James Glendye &		on and
	Assurances II, Kolkata, Book	Company Private		Modificati
	No. I, CD Volume No. 19, at	Limited		on Lease
	Pages 2071 to 2140, being	Lessee		Deca
	Deed No. 06479 for the year 2010			
A4	Grofied Copy of the Order in	Mohit Lall Seal	Order for dismissal of	Photocopy
	respect of the Title Suit No.	Plaiotiff	the Title Suit was	
	647 in the year of 2007		passed	Original
		Trust Estate of Murty	_	Gertified
	•	Lall Seal & Ocs.		Copy.
		Defendants		
Α5	No Objection Certificate of	Office of the	No Objection	Photocopy
	Urban Land (Celling and	Competent Authority of	Geroficare was	of the
	Regulation) Act, 1976, dated	Urban Land (Celling	granted by Office of	Original
	214 December, 2011	and Regulation; Act,	the Competent	No
	•	1976_	Authority of Urban	Objection
		From	Land (Celling and	Gertificate
	İ	James Glendye &.	Regulation) Act, 1976	
		Company Private	1.574	
		Limited		
		То		
Αô	Rent Receipt, dated 19	James Glendye &		Photocopy
	October, 2013	Company Private	Rem for the month	of the
		Limited	of September in	Original
		Lessee	respect of the Said	Rent
			Property	Receipt
		Trustees Trust Estate		, ·
		Mutty Lall Scal		
'A7	Rent Receipt, dated 15		Rent for the month	Perotorarpy
	September, 2013	Company Private		of the
	(inpression) 2010	Limited	of the Said Property	Original
		Lessee	or its book reoperty	Rout
				Rewipt.
		i Trustees Trust Estate		issuax ipit.
		Mutty Lall Scal		
		Lessor		
Aβ	Rent Rencipt, dared 18	James Glendye &	Rent for the month	Photocopy

	August, 2013	Gompany Private	of July in respect of	of the
		Limited Lessee	the Said Property	Original Rent Receipt
		Trustees Trust Estate Mutty Lall SealLessor		
A9	Rent Receipt, dated 1st July, 2013	James Glendye & Company Private LimitedLessee	Rent for the month of June in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lali Scal		
A10	Rent Receipt, dated 1* June, 2013	James Glenelye & Company Private LimitedLessee	Rent for the month of May in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall SealLessor		
Ali	Rent Receipt, dated 1st May, 2013	James Glendye & Company Private Limited Lessee	Reat for the month of April in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall Scal Lessor		
A32	Rent Receipt, dated 1st April, 2013	James Clendye & Company Private LimitedLeasee	Rent for the month of March in respect of the Said Property	Phosicopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lalf SealLeasor		
Ai3	Rent Receipt, dated 1 st March, 2013	James Glendye & Company Private LimitedLessee	Rent for the month of February in respect of the Said Property	of the
		Trustees Trust Estate Muity Lall SealLessor		
A14	Rent Receipt, dated In Echmary, 2013	James Glendye & Company Private LimitedLeasee	Rent for the month of January in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall Seal Lessor		
A15	Rent Receipt, dated 1st January, 2013	James Glendye & Company Private Limited Lessee	of December in respect of the Said	Photocopy of the Original Rent Receipt
:		Trustees Trust Estate Mutty Lall SealLessor		:
A16	Rent Receipt, dated 1st December, 2012	James Glendye & Gompany Private Limited	Rent for the month of November in respect of the Said Property	Photocopy of the Original Rent

	-			
		Trustees Trust Estate Multy Ladl SealLessor		Receipt
A17	Rent Receipt, dated 1 ^a November, 2012	James Glendye & Company Private LimitedLessee	Rent for the month of October in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall ScalLessor		
AI8	Rent Receipt, dated 1" October, 2012	James Glendye & Company Private Limited Lessee		Photocopy of the Original Rent Receipt
		Trustees Trust Estate : Mutty Lall Seal :Lessor		
A19	Rent Receipt, dated 1° September, 2012	James Glendye & Company Private LimitedLessee		
		Trustees Trust Estate Mutty Lall SealLessor		
A20	Rent Receipt, dated 1 ^a August, 2012	James Glendye & Gempany Private Limited Lessee		Photocopy of the Original Rend Receipt
	:	Trustees Trust Estate Mutty Lall Seal Lessor		, '
A21	Rent Receipt, dated 1º July. 2012	James Glendye & Company Private LimitedLessee		Photocopy of the Original Root Rootipt
		Trustees Trust Estate Mutty Lall SealLessor		
A22	Rent Receipt, dated 1° June, 2012	James Glendye & Company Private LimitedLessee	Rent for the month of May in respect of the Said Procerty	Photocopy of the Original Renr Receipt
		Trustees Trust Estate Multy Lall SealLessor		
A23	Rent Receipt, dated 1ª May, 2012	James Glendya & Company Private LimitedLessee	Rent for the month of April in respect of the Said Property	
		Trustees Trust Estate Mutty Lalt Scal Lessor		
A24	Rent Receipt, dated 1º April, 2012	James Glendye & Company Private LimitedLessee	Rent for the month of March in respect of the Said Property	Photocopy of the Original Ren: Receipt
		Trustees Trust Estate Mutty Lall Seal		

	·-	Lessor	l	
A25	Rest Receipt, dated 19 March, 2012	James Glendye & Gempany Private LimitedLessee Trustees Trust Estate	Rent for the month of February in respect of the Said Property	
A26	Rent Receipt, dated In February, 2012	Mutty I all SealLessor James Glendye & Company Private LimitedLessee		Photocopy of the Original Rent Receipt
A27	Rent Receipt, dated 12-	Trustees Trust Estate Mutty Lall SealLessor James Olendye &	Pour Cardo mand	·
1127	January, 2012	Company Private LimitedLessee Trustees Trust Relate Multy Lall Seal	Rent for the month of December in respect of the Said Property	Photocopy of the Original Rett Retx ipt
		Lessor		<u> </u>
A28	Rent Reccipt, dated t# December, 2011	James Glendye & Gompany Private LimitedLessee	Rent for the menth of November in respect of the Said Property	of the
A29	Rent Roccipt, dated 1st	Trustees Trust Estate Mutty Lall SealLessor James Clendye &	Rent for the month	Ріка(осору
	November, 2011	Company Private LimitedLessee Trusters Trust Estate Mutty Lali Seal	of October in respect of the Said Property	Original Rent Receipt
A30	Rent Receipt, dated 1st October, 2011	James Olendye & Company Private LimitedLessee Trustees Trust Estate Mutty Lall Scal	Rest for the month of September in respect of the Said Property	Photocopy of the Original Rent Receipt
A31	Rent Receipt, dated 1* September, 2011	Lessox James Clendyc & Gompany Private LimitedLessee	Rent for the month of August in respect of the Said Property	Photocopy of the Original Rent Province
i		Trustees Trust Estate Mutty Lall Seal Lessor		Receipt
A32	Rent Receipt, dated 1st August, 2011	James Glendye & Company Private Limited Lessoo Trustees Trust Estate Mutry Lall Seal Lessor	Rent for the morth of July in respect of the Said Property	Photocopy of the Original Rent Receipt
A33	Rent Receipt, dated P July, 2011	James Glondye & Company Private	Rent for the month of June in respect of	Photocopy of the

		Limited	the Said Property	Original
		Lessee		Rent Reneipr
		Trustees Trust Estate Mutty Lall Scal Lessor		'
A34	Rent Reccipt, dated 1 ⁿ June, 2011	James Glendye & Company Private Limited Lessee	Rent for the month of May in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall SealLessor		
A35	Rent Reneipt, dated 1s May, 2011	James Glendye & Company Private LimitedLessee	Rent for the month of April in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall ScalLessor		
A36	Ront Receipt, dated 1* April, 2011	James Glendye & Company Private Limited Lessee	Rent for the month of March in respect of the Said Property	Photocopy of the Original Rem Receipt
!		Trustees Trust Estate Mutty Lall ScalLessor		
A37	Rept Receipt, dated 1 st March, 2011	James Glendye & Company Private LimitedLessee	Rent for the month of February in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall SealLessor		j
A38	Rent Receipt, dated 1 st February, 2011	James Glendye & Company Private LimitedLessee	Rent for the month of January in respect of the Said Property	Photocopy of the Original Rent Receipt
		Trustees Trust Estate Mutty Lall Seal Lessor		
A39	Rent Receipt, dated 1st January, 2011	James Glendyn & Company Private LimitedLessee Trust Estate Mutri Lell Soul	Rent for the month of December in respect of the Said Property	Phorocopy of the Original Read Receipt
		Mutty Lali Soal Lessor		

Annexure B (Details of Registration Offices Searches)

Index-II

Premises No.6, Jawaharlal Nehru Road (formerly Chowringhee Road), Kolkata-700013, Police Station New Market

Offices Searched	Period	Documents Found	Receipt No.	Remarks
Registrar of	1950 to 2014	Deed of Lease recorded	273482	Indices for the
Assurances,		in Book No. 1, Volume		years 1955, 1960
Kolkata		No. 320, at Pages from		1965, 1969 (cord)
		50 to 68, being Deed		tom, 1973, 1973
		No.6392 for the year		(not available),
		1981 in respect of land		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		measuring 2 (two) Bigha		
		13 (thirteen) Gottahs and		
		11 (eleven) Ghittacki	: !	
		Dood of Dodowsky		İ
		Dred of Declaration		
		meorded in Book No. I,		
		Volume No. 1, Pages		
		from 339 to 345, heing		
		Deed No. 17 for the		
		year 2012 in respect of		
		land measuring 8.23763		
		(eight point two three		
		seven six three) decimal		
		Deed of Declaration		
		recorded in Book No. I,		
		Volume No. I, pages		
		from 346 to 353, being		
		Deed No.19 for the		
		year 2012 in respect of		
		land measuring 8.23763		
		(eight point two three		
	-	seven six three; decimal		
	•	Deed of Declaration		
		recorded in Rook No. 1,		
		Volume No. 10, pages		
		from 5643 to 5649,		
		being Deed No.2901 for		
		the year 2012 in respect		
		of land measuring		
		7,36542 (sove) point		
		three six five four two)		
	·	decimal		 -
		Deed of Declaration		
		recorded in Rook No. 1,		
	:	Volume No. 11, pages		
	i	thom 4632 to 4639,		
		being Deed No.3369 for		
		the year 2012 in respect		
	:	of land measuring		
		89.4111 (eighty nine		
		point four one one one)		
	1	decimal		<u></u> .

Note: Originals of all Search Reports and Receipts are annexed, collectively marked Annexure B.

Annexure C (Details of Court Searches)

Mutty Lall Seal Trust Estate

Courts Searched	Period	Case Found	Receipt No.	Remarks
City Civil Court, Kolkata:	2003-2014			
Title Suit Money Suit		None None	-	
Attachment Register, Sheriff, High Court:	2003-2014			
Immoveable Miscellaneous		None None	A207228	

James Glendya & Company Private Limited

Courts Searched	Period	Case Found	Receipt No.	Remarks
City Civil Court. Kolkata:	2003-2014			
Title Suit Money Suit		None None		
Attachment Register, Sheriff, High Court:	2003-2014		· <u>-</u>	
Immoveable Miscellaneous		None None	A207229	

Note: Originals of all Certificates and Search Reports are annexed, collectively marked Annexure C.

Annexure D (Details of Kolkata Municipal Corporation Searches)

A. Assessment Department

Premises No.	1	6, Jawaharlal Nekru Road, Kolkata-700013
Ward No.	:	46
Assessee No.	:	t10463400088
Recorded Owners	:	(1) The Trust Est. of Mutty Lall Scal and (2) M/S James Glentlye &
		Company Private Limited

B. Collection Department: There is no outstanding property tax in this department in respect of Premises No. 6, Jawaharfal Nehru Road, Kolkata-700013.

Note: Letter of Intimation, Demand Details, IB Reports, Certificates along with Receipts are enclosed, collectively marked Annexure D.

Annexure E (Details of Urban Land Celling Searches)

From enquiries made in the Office of the Competent Authority, Urban Land Ceiling Department, it appears that the Said Property and/or any part thereof is not affected by any proceeding under the Urban Land (Ceiling & Regulation) Act, 1976.

Note: Enquiry Report is enclosed, marked Annexure E.

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Assesure F (Details of Land Acquisiton Collector Searches)

From enquiries made in the Office of the Land Acquisition Collector, it appears that the Said Property is not affected by 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.

Note: Enquiry Report is enclosed, marked Assexure F.

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Annexure G (Details Ministry of Corporate Affairs Searches)

From enquiries made in the Office of the Registrar of Companies, it appears that the Said Property has neither been mortgaged or nor any charge has been createn upon them by the Owner.

Note: Enquiry Report is enclosed, marked Annexure G.

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Annexure H (Details of Thika Tenancy Searches)

From enquiries made in the Office of the Kolkata Thika Tenancy, it appears that no return in form A/Application under the Thika Tenancy Art in respect of the Said property.

Note: Enquiry Report is enclosed, marked Annexure H.

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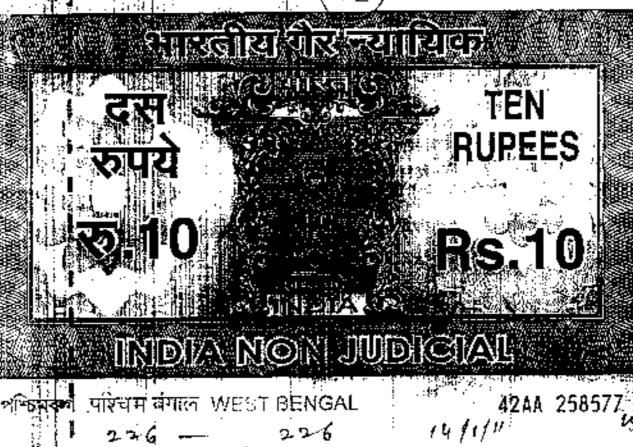
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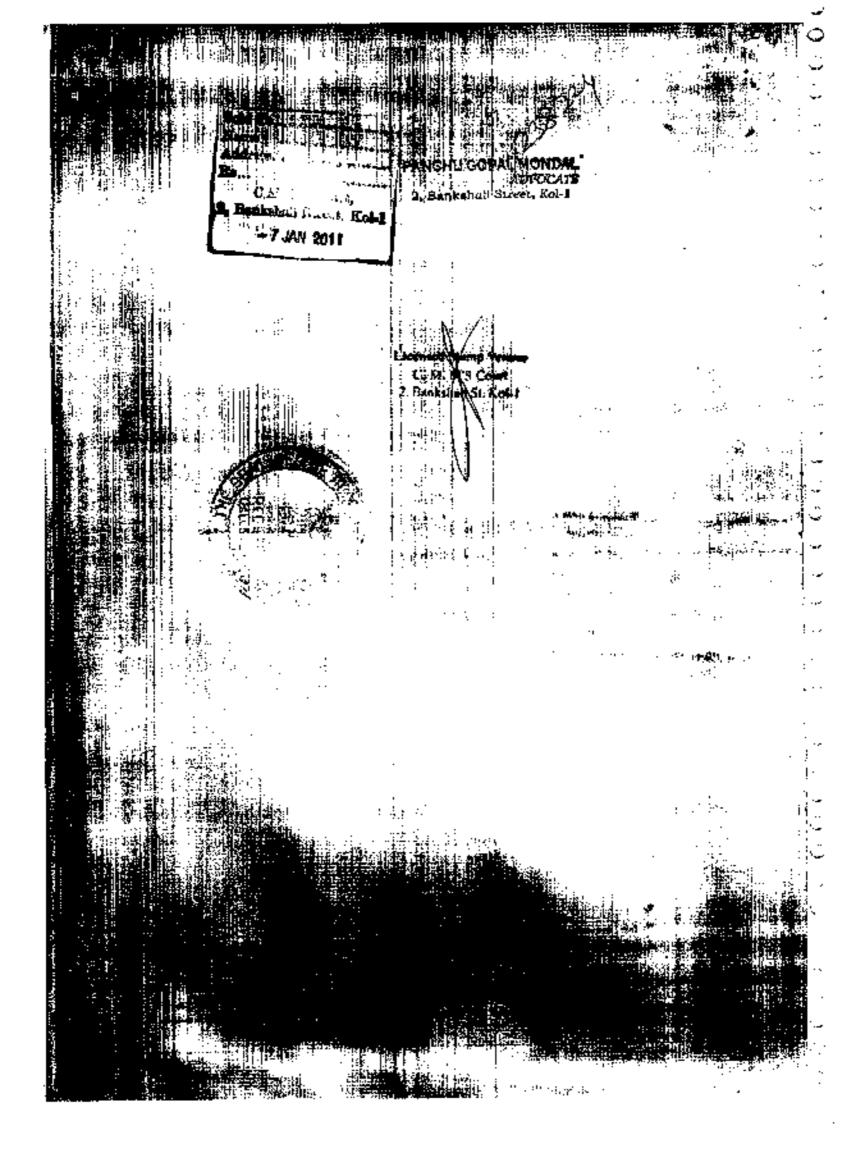


अन्हिस्ट पश्चिम बंगाल WEST BENGAL
226 — 226
95 row 115 116

x 57. --

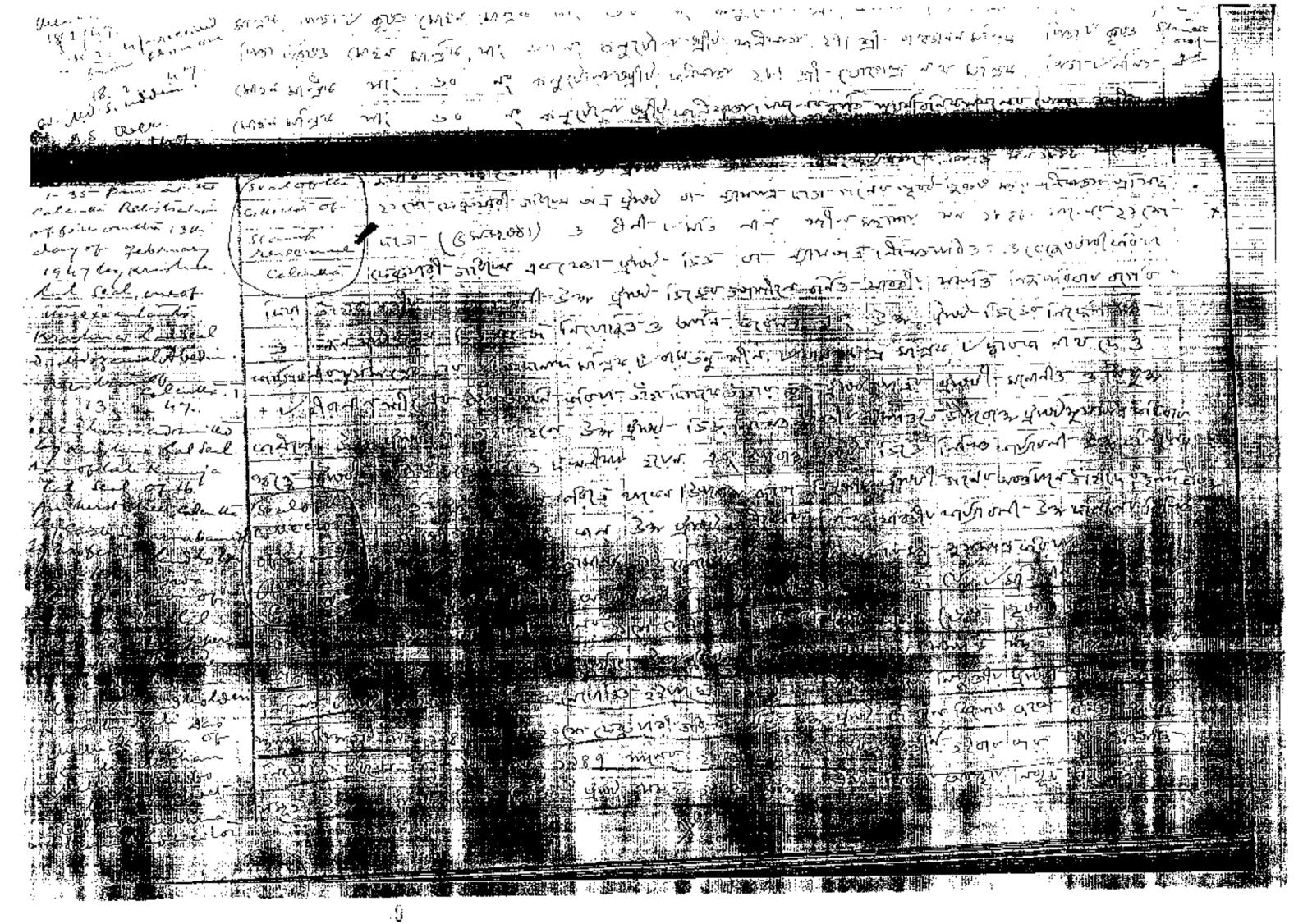
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1.4 JAN 2011-35



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