

NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

Client Reference: "M/s Fairland Development India Ltd" of 47, Park Street, Suite no- 9A, 1st Floor, Police Station- Park Street, Kolkata- 700016.

Property Reference: Mouza- Daulatpur, J.L.no- 79, R.S no- 341, Pargana- Magura, Touzi- 1299, 1774, 1775, R.S. Dag no- 780, 782, 783, 785, 786, 787, 790 corresponding to L.R. Dag no- 780, 782, 783, 785, 786, 787, 790, under L.R. Khatian no- 2698, Police Station- Bishnupur, under Kulerdari Gram Panchayat, within the limit of District- 24 Pargana (South).

Land Area- 3.14 Acres.

REPORT ON TITLE:**Dag- 780**

WHEREAS one SAHAJIZ ALI SARDAR @ MONDAL son of Lt Abdul Karim Sardar was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.83 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 780 corresponding to L.R. Dag no- 780, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said SAHAJIZ ALI SARDAR @ MONDAL son of Lt Abdul Karim Sardar was absolutely seized and possessed in respect of the aforesaid 0.83 Acres, property conveyed, sold and transferred his entire property to CHAMIR MISTRY son of Late Golam Hussain Mistry on 18/05/1966 which was registered in the office of the S.R- Alipore and duly recorded in Book no- I, Volume no- 70, Page no- 211 to 214, Deed no- 3850, for the Year- 1966.

AND WHEREAS the said CHAMIR MISTRY son of Late Golam Hussain died intestate leaving behind 07(seven) sons namely 1) Abu Bakkar Mistry, 2) Ansar Mistry, 3) Liyakat Ali Mistry, 4) Sattar Mistry, 5) Moktar Mistry, 6) Aktar Mistry and 7) Haider Mistry and 02(two) daughter namely 1) Basiran Bibi wife of Abdul Hamid Sardar and 2) Sakiran Bibi wife of Kala Chand Sardar as his legal heirs and successors.

AND WHEREAS while the said 1) ABU BAKKAR MISTRY, 2) ANSAR MISTRY, 3) LIYAKAT ALI MISTRY, 4) SATTAR MISTRY, 5) MOKTAR MISTRY, 6) AKTAR MISTRY AND 7) HAIDER MISTRY, 8) BASIRAN BIBI 9) SAKIRAN BIBI was absolutely seized and possessed in respect of the aforesaid 0.83 Acres, property conveyed, sold and transferred their entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 16/07/2004 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Deed no- 3024, for the Year- 2006.

AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 0.83 Acres, property conveyed, sold and transferred their entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.



Dag- 782

WHEREAS one SOMER MALLICK and SAKIR ALI @CHIKA MALLICK both sons of Hussain Ali Mallick was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.54 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 782 corresponding to L.R. Dag no- 782, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said SOMER MALLICK and SAKIR ALI @CHIKA MALLICK was absolutely seized and possessed in respect of the aforesaid 0.54 Acres, property conveyed, sold and transferred his 0.27 Acres property to 1) PACHU GOPAL SARDAR, 2) BIJOY KUMAR SARDAR, 3) AJAY KUMAR SARDAR all sons of Ashutosh Sardar on 10/06/1964 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 53, Page no- 274 to 276, Deed no- 5609, for the Year- 1964.

AND WHEREAS while the said SOMER MALLICK was absolutely seized and possessed in respect of the aforesaid 0.18 Acres, property conveyed, sold and transferred his 0.18 Acres property to 1) PACHU GOPAL SARDAR, 2) BIJOY KUMAR SARDAR, 3) AJAY KUMAR SARDAR all sons of Ashutosh Sardar on 20/11/1970 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 94, Page no- 261 to 263, Deed no- 9857, for the Year- 1970.

AND WHEREAS the said PACHU GOPAL SARDAR son of Ashutosh Sardar died intestate leaving behind his sole wife namely ANGUR BALA SARDAR and 04(four) sons namely 1) ASIM SARDAR, 2) ACHINTA SARDAR, 3) AMIYA SARDAR, 4) SANKAR PARSAD SARDAR, as his legal heirs and successors.

AND WHEREAS the said BIJOY KUMAR SARDAR son of Ashutosh Sardar died intestate leaving behind his sole wife namely SHIBANI SARDAR and 03(three) daughter namely 1) MOUSUMI DAS wife of Avijit Das, 2) MADHUMITA MONDAL wife of Prabir Kumar Mondal, 3) MALABIKA ROY wife of Prabir Roy, as his legal heirs and successors.

AND WHEREAS the said AJAY KUMAR SARDAR son of Ashutosh Sardar died intestate leaving behind his sole wife namely ANGUR BALA SARDAR and 04(four) sons namely 1) AMARESH SARDAR, 2) ANIMESH SARDAR, 3) NIKHILESH SARDAR, and 01(one) daughter namely BIVA MONDAL wife of Pradip Mondal, as his legal heirs and successors.

AND WHEREAS while the said, 1) ASIM SARDAR, 2) SHIBANI SARDAR, 3) MOUSUMI DAS, 4) MADHUMITA MONDAL, 5) MALLOBIKA ROY, 6) ANGUR BALA SARDAR, 7) AMARESH SARDAR, 8) ANIMESH SARDAR AND 9) NIKHILESH SARDAR was absolutely seized and possessed in respect of the aforesaid 0.40½ Acres, property conveyed, sold and transferred their entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 15/10/2004 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 21, Page no- 2791 to 2814, Deed no- 03532, for the Year- 2005.

AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 40.5 decimal, property conveyed, sold and transferred their entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.

S. Ghosh

Dag- 783

AND WHEREAS the said PRABHAS CHANDRA BAG son of Late Hirulal Bag was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.69 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 783 corresponding to L.R. Dag no- 783, Police Station- Bishnupur, within District 24 Parganas (South) by virtue of 03(three) Purchase which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume- 70, Pages- 31 to 32, Deed no- 6748, for the Year- 1964, Book no- I, Volume no- 147, Page no- 194 to 198, Deed no- 12709, for the Year- 1967 and Book no- I, Volume no- 4, Page no- 45 to 46, Deed no- 86, for the Year- 1969 respectively.

AND WHEREAS while the said PRABHAS CHANDRA BAG son of Late Hirulal Bag was absolutely seized and possessed in respect of the aforesaid 0.66 Acres, property conveyed, sold and transferred their entire property to BIBIJAN BIBI wife of Alkatch Ali Jamader on 18/10/1976 which was registered in the office of the D.S.R, Alipore and duly recorded in Book no- I, Deed no- 5740, for the Year- 1976.

AND WHEREAS while the said BIBIJAN BIBI wife of Alkatch Ali Jamader was absolutely seized and possessed in respect of the aforesaid 0.66 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 04/10/2005 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Deed no- 3037, for the Year- 2006.

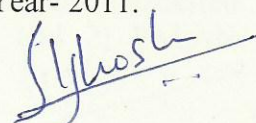
AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 0.66 Acres, property conveyed, sold and transferred their entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.

Dag- 785

WHEREAS one JANAB GOLAP NABI MOLLA son of Lt. Kalu Molla was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.13 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 785 corresponding to L.R. Dag no- 785, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said JANAB GOLAP NABI MOLLA son of Lt. Kalu Molla was absolutely seized and possessed in respect of the aforesaid 0.13 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 07/05/2004 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 2, Page no- 60 to 73, Deed no- 158, for the Year- 2005.

AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 0.13 Acres, property conveyed, sold and transferred his entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.



Dag- 786

WHEREAS one ABU BAKKAR MALLICK son of Momin Ali Molla was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.27 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 786 corresponding to L.R. Dag no- 786, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said ABU BAKKAR MALLICK son of Momin Ali Molla was absolutely seized and possessed in respect of the aforesaid 0.27 Acres, property conveyed, sold and transferred his entire property to one HARMUJ SARDAR son of Late Year Ali Sardar on 19/02/1960 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 15, Page no- 54 to 55, Deed no- 1382, for the Year- 1960.

AND WHEREAS while the said HARMUJ SARDAR son of Late Year Ali Sardar was absolutely seized and possessed in respect of 0.27 Acres, property conveyed, sold and transferred his entire property to one JANAB GOLAP NABI MOLLA son of Late Kalu Molla on 31/12/1971 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 108, Page no- 180 to 182, Deed no- 10874, for the Year- 1971.

AND WHEREAS while the said JANAB GOLAP NABI MOLLA son of Late Kalu Molla was absolutely seized and possessed in respect of the aforesaid 0.27 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 07/05/2004 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 2, Page no- 60 to 73, Deed no- 158, for the Year- 2005.

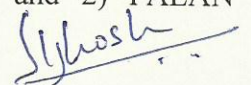
AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 27 decimal, property conveyed, sold and transferred their entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.

Dag- 787

WHEREAS one NUR ALI JAMADER son of Late Saharaddin Jamader was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.43 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 787 corresponding to L.R. Dag no- 787, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said NUR ALI JAMADER son of Late Saharaddin Jamader was absolutely seized and possessed in respect of the aforesaid 0.43 Acres, property conveyed, sold and transferred his 0.10 Acres property to one 1) NIRMAL CHANDRA NASKAR and 2) PALAN CHANDRA NASKAR both sons of Late Bhusan Chandra Naskar on 31/05/1963 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 55, Page no- 211 to 212, Deed no- 6050, for the Year- 1963.

AND WHEREAS while the said NUR ALI JAMADER son of Late Saharaddin Jamader was absolutely seized and possessed in respect of 0.33 Acres, property conveyed, sold and transferred his 0.16½ Acres property to one 1) NIRMAL CHANDRA NASKAR and 2) PALAN



CHANDRA NASKAR both sons of Late Bhusan Chandra Naskar on 27/05/1963 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 59, Page no- 44 to 46, Deed no- 5806, for the Year- 1963.

AND WHEREAS while the said NUR ALI JAMADER son of Late Saharaddin Jamader was absolutely seized and possessed in respect of 0.16½ Acres, property conveyed, sold and transferred his entire property to one KUNTA BALA NASKAR wife of Late Bhusan Chandra Naskar on 31/05/1963 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 59, Page no- 87 to 88, Deed no- 6021, for the Year- 1963.

AND WHEREAS while the said 1) KUNTA BALA NASKAR, 2) PALAN CHANDRA NASKAR and 3) NIRMAL CHANDRA NASKAR was absolutely seized and possessed in respect of the aforesaid 0.43 Acres, property conveyed, sold and transferred their entire property to ALKACH ALI JAMADER son of Janab Nur Ali Jamader on 13/02/1978 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 18, Page no- 199 to 203, Deed no- 825, for the Year- 1978.

AND WHEREAS while the said ALKACH ALI JAMADER son of Janab Nur Ali Jamader was absolutely seized and possessed in respect of the aforesaid 0.43 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 04/10/2005 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Deed no- 3037, for the Year- 2006.

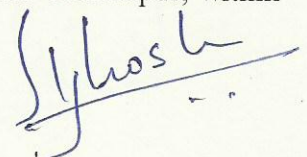
AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 0.43 Acres, property conveyed, sold and transferred their entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.

Dag- 790

WHEREAS one AKLIMA KHATUN BIBI wife of Late Kuddus Ali Molla was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.33½ Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 790 corresponding to L.R. Dag no- 790, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said AKLIMA KHATUN BIBI wife of Late Kuddus Ali Molla was absolutely seized and possessed in respect of the aforesaid 0.33½ Acres, property conveyed, sold and transferred her entire property to JANAB KHOSNABI MOLLA son of Late Kalu Molla on 22/07/1968 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 100, Page no- 155 to 157, Deed no- 10380, for the Year- 1968.

WHEREAS one JANAB SHEIKH DULARA son of Late Sheikh Hussain was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.17 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 790 corresponding to L.R. Dag no- 790, Police Station- Bishnupur, within District 24 Parganas (South).



AND WHEREAS while the said JANAB SHEIKH DULARA son of Late Sheikh Hussain was absolutely seized and possessed in respect of the aforesaid 0.17 Acres, property conveyed, sold and transferred his entire property to JANAB KHOSNABI MOLLA son of Late Kalu Molla on 10/05/1973 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 51, Page no- 95 to 96, Deed no- 4782, for the Year- 1973.

WHEREAS one NUR ALI JAMADAR son of Lt Saharuddin Jamadar was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.17 Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 790 corresponding to L.R. Dag no- 790, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said NUR ALI JAMADAR son of Lt Saharuddin Jamadar was absolutely seized and possessed in respect of the aforesaid 0.17 Acres, property conveyed, sold and transferred his entire property to JANAB KHOSNABI MOLLA son of Late Kalu Molla on 27/09/1973 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 96, Page no- 80 to 82, Deed no- 9097, for the Year- 1973.

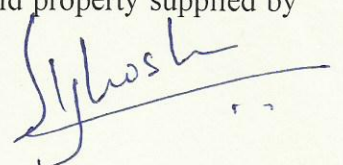
WHEREAS the said JANAB KHOSNABI MOLLA son of Late Kalu Molla was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.67½ Acres more or less, lying and situated at Mouza- Daulatpur, J.L. no- 79, R.S Dag No- 790 corresponding to L.R. Dag no- 790, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said JANAB KHOSNABI MOLLA son of Late Kalu Molla was absolutely seized and possessed in respect of the aforesaid 0.67 Acres, property conveyed, sold and transferred his entire property to 1) SAMSUDDIN MOLLA, 2) ABU SIDDIQUE MOLLA, 3) JAMISUDDIN MOLLA all sons of Khosnabi Molla, on 26/11/1991 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 57, Page no- 139 to 144, Deed no- 6967, for the Year- 1991.

AND WHEREAS while the said, 1) SAMSUDDIN MOLLA, 2) ABU SIDDIQUE MOLLA, 3) JAMISUDDIN MOLLA all sons of Khosnabi Molla was absolutely seized and possessed in respect of the aforesaid 0.67 Acres, property conveyed, sold and transferred their entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 22/06/2005 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 11, Page no- 2997 to 3014, Deed no- 1961, for the Year- 2005.

AND WHEREAS while the said M/S BROADWAY REALTORS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 0.67 Acres, property conveyed, sold and transferred their entire property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 12/03/2008 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 1, Page no- 2864 to 2910, Deed no- 00201, for the Year- 2011.

I have caused necessary searches in the office of A.D.S.R. Bishnupur, D.S.R.-IV Alipore and Registrar of Assurances- I, Kolkata, for a period from 1984 to 2014, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owner.

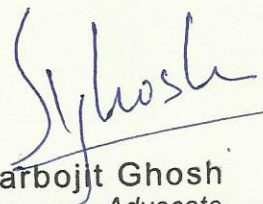


My report is as follows:

As per the available records of the offices concern, I found no entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 3.14 Acres recorded in the above named client, is free from all sorts of encumbrances, charges, liabilities, liens, lispens, attachments of any kind whatsoever and the owner got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: ..10/04/2014.



Sarbojit Ghosh
Advocate
High Court, Calcutta