

NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

Client Reference: “M/s Fairland Development India Limited” 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. Dag no- 780, corresponding to L.R. Dag no- 780 under L.R. Khatian no- 2698, under Kulerdari Gram Panchayat, Mouza- Bagi, J.L. no- 78, R.S. Dag no- 12 & 13, corresponding to L.R. Dag no- 12 & 13 under L.R. Khatian no- 3968, under Purba Bishnupur Gram Panchayet, Police Station- Bishnupur, within the limit of District- 24 Pargana (South).

Land Area- 1.52 Acres.

REPORT ON TITLE:

Mouza- Daulatpur, Dag- 780 (Land Area – 0.06 Acres out of 0.83 Acres)

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 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.

Mouza- Daulatpur, Dag- 780 (Land Area – 0.30 Acres)

WHEREAS one SAHIDA BIBI wife of Janab Mahamud Hossain 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- 780 corresponding to L.R. Dag no- 780, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said SAHIDA BIBI wife of Janab Mahamud Hossain was absolutely seized and possessed in respect of the aforesaid 0.33½ Acres, property conveyed, sold and transferred her entire property to JAMSHED ALI MALLICK son of Mahamud Ali Mallick on 22/03/1974 which was registered in the office of the A.D.S.R.- Bishnupur and duly recorded in Book no- I, Volume no- 35, Page no- 245 to 247, Deed no- 3552, for the Year- 1974.

AND WHEREAS while the said JAMSHED ALI MALLICK son of Mahamud Ali Mallick was absolutely seized and possessed in respect of the aforesaid 0.33½ Acres, property conveyed, sold and transferred his 0.16½ Acres property to ALKACH ALI MALLICK son of Mobad Ali Mallick on 03/06/1974 which was registered in the office of the A.D.S.R.- Bishnupur and duly recorded in Book no- I, Volume no- 91, Page no- 258 to 259, Deed no- 7524, for the Year- 1974.

WHEREAS one JAMSHED ALI MALLICK son of Mahamud 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. 16½ 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) after he transferred his 0.16½ Acres landed property to Alkach Ali Mallick.

AND WHEREAS while the said ALKACH ALI MALLICK son of Mobad Ali Mallick was absolutely seized and possessed in respect of the aforesaid 0.16½ Acres, property conveyed, sold and transferred his 0.16½ Acres property to SARBANU BIBI wife of Jamshed Ali Mallick on 10/03/1975 which was registered in the office of the A.D.S.R.- Bishnupur and duly recorded in Book no- I, Volume no- 37, Page no- 101 to 102, Deed no- 3185, for the Year- 1975.

AND WHEREAS while the said 1) JAMSHED ALI MALLICK and 2) SARBANU BIBI was absolutely seized and possessed in respect of the aforesaid 0.33½ Acres, property conveyed, sold and transferred their 0.30 Acres property to GREATER CALCUTTA DEVELOPERS PRIVATE LIMITED on 12/05/2000 which was registered in the office of the A.D.S.R.- Bishnupur and duly recorded in Book no- I, Volume no- 23, Page no- 7 to 10, Deed no- 1757, for the Year- 2003.

AND WHEREAS while the said GREATER CALCUTTA DEVELOPERS PRIVATE LIMITED was absolutely seized and possessed in respect of the aforesaid 0.30 Acres, property conveyed, sold and transferred their entire property to M/S BROADWAY REALTORS PVT LTD on 10/12/2004 which was registered in the office of the D.S.R.- IV, Alipore and duly recorded in Book no- I, Volume no- 26, Page no- 2420 to 2435, Deed no- 3023, for the Year- 2006.

Mouza- Bagi, Dag- 13 (Land Area- 0.25 Acres)

WHEREAS one KASEM MALLICK son of Ahmed Mallick was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of

land measuring 0.25½ Acres more or less, lying and situated at Mouza- Bagi, J.L. no- 78, R.S Dag No- 13 corresponding to L.R. Dag no- 13, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said KASEM MALLICK son of Ahmed Mallick was absolutely seized and possessed in respect of the aforesaid 0.25½ Acres, property conveyed, sold and transferred his 0.25½ Acres property to JANAB ISMAIL MONDAL son of Intaz Ali Mondal by way of 02 (two) Deed of Conveyance on 14/07/1967 and 26/07/1968 which was registered in the office of the A.D.S.R- Bishnupur and for Land Area 0.16½ Acres duly recorded in Book no- I, Volume no- 100, Page no- 255 to 257, Deed no- 7926, for the Year- 1967 and for Land Area- 0.09 Acres duly recorded in Book no- I, Volume no- 102, Pages no- 150 to 152, Deed no- 10521 for the Year 1968 respectively.

AND WHEREAS while the said JANAB ISMAIL MONDAL son of Intaz Ali Mondal was absolutely seized and possessed in respect of the aforesaid 0.25 Acres, property conveyed, sold and transferred his entire 0.25 Acres property to RAJAB ALI GARAMI son of Ujir Ali Garami on 11/05/1988 which was registered in the office of the D.R- Alipore and duly recorded in Book no- I, Volume no- 102, Page no- 17 to 26, Deed no- 5222, for the Year- 1988.

AND WHEREAS while the said, RAJAB ALI GARAMI son of Ujir Ali Garami was absolutely seized and possessed in respect of the aforesaid 0.25 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, Volume no- 26, Page no- 2736 to 2752, Deed no- 03042, 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 0.25 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.

Mouza- Bagi, Dag- 13 (Land Area- 0.32 Acres)

WHEREAS one KASEM MALLICK son of Ahmed Mallick was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.32 Acres more or less, lying and situated at Mouza- Bagi, J.L. no- 78, R.S Dag No- 13 corresponding to L.R. Dag no- 13, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said, KASEM MALLICK son of Ahmed Mallick was absolutely seized and possessed in respect of the aforesaid 0.32 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 10/06/2004 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 15, Page no- 2194 to 2205, Deed no- 2424, 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 0.32 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.

Mouza- Bagi, Dag- 13 (Land Area- 0.21 Acres)

WHEREAS one SUBID ALI MALLICK son of Ajit Mallick, AJAT MALLICK, AKUB MALLICK, AYUB MALLICK, JAHANGIR MALLICK, AKRAM MALLICK all sons of Arshad Mallick, MEHAR NESA BEWA wife of Jiyad Ali Mallick, JOYNAL MALLICK, AYNAL MALLICK both sons of Late Jiyad Ali Mallick, HAZRA BIBI, ANJU BIBI, ROJAN BIBI all daughters of Jiyad Ali Mallick was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.21 Acres more or less, lying and situated at Mouza- Bagi, J.L. no- 78, R.S Dag No- 13 corresponding to L.R. Dag no- 13, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said, SUBID ALI MALLICK son of Ajit Mallick, AJAT MALLICK, AKUB MALLICK, AYUB MALLICK, JAHANGIR MALLICK, AKRAM MALLICK all sons of Arshad Mallick, MEHAR NESA BEWA wife of Jiyad Ali Mallick, JOYNAL MALLICK, AYNAL MALLICK both sons of Late Jiyad Ali Mallick, HAZRA BIBI, ANJU BIBI, ROJAN BIBI all daughters of Jiyad Ali Mallick was absolutely seized and possessed in respect of the aforesaid 0.21 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 25/10/2005 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 26, Page no- 2753 to 2775, Deed no- 3043, 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 0.21 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.

Mouza- Bagi, Dag- 12 (Land Area- 0.23 Acres)

WHEREAS one SAMARUDDIN MALLICK was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.45 Acres more or less, lying and situated at Mouza- Bagi, J.L. no- 78, R.S Dag No- 12 corresponding to L.R. Dag no- 12, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS the said SAMARUDDIN MALLICK died intestate leaving behind his 02(two) sons namely 1) JANAB PALAN MALLICK, 2) ISMAIL MALLICK and 03 (three) daughter namely 1) KURANI BIBI, wife of Insan Dali, 2) MOURAM BIBI, wife of Chhakat Ali Molla as his only legal heirs and successors.

AND WHEREAS the said 1) JANAB PALAN MALLICK, 2) KURANI BIBI, was absolutely seized and possessed in respect of the aforesaid 18.9/14 decimal, property conveyed, sold and transferred their 11.2/7 decimal property to JANAB AKKACH ALI MALLICK son of Mobat Ali Mallick on 30/09/1991 which was registered in the office of the A.D.S.R- Bishnupur and

duly recorded in Book no- I, Volume no- 50, Page no- 285 to 290, Deed no- 6071, for the Year- 1991.

AND WHEREAS the said 1) ISMAIL MALLICK, 2) MOURAM BIBI, was absolutely seized and possessed in respect of the aforesaid 18.9/14 decimal, property conveyed, sold and transferred their 11.1/28 decimal property to JANAB AKKACH ALI MALLICK son of Mobat Ali Mallick on 05/08/1992 which was registered in the office of the A.D.S.R- Bishnupur and duly recorded in Book no- I, Volume no- 49, Page no- 131 to 136, Deed no- 5004, for the Year- 1992.

AND WHEREAS the said JANAB AKKACH ALI MALLICK son of Mobat Ali Mallick was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 36.18/28 decimal more or less.

AND WHEREAS the said JANAB AKKACH ALI MALLICK son of Mobat Ali Mallick died intestate leaving behind his sole wife namely MORIYAM BIBI, 01(one) son namely 1) HAIDER ALI MALLICK, and 03 (three) daughter namely 1) KOHINOOR BIBI, wife of Hafiz Sardar, 2) GOLAP JAN BIBI, wife of Wohab Mondal and 3) SAKINA BIBI wife of Abusuddin Sardar as his only legal heirs and successors.

AND WHEREAS the said 1) MORIYAM BIBI, 2) HAIDER ALI MALLICK, 3) KOHINOOR BIBI, 4) GOLAP JAN BIBI and 5) SAKINA BIBI was absolutely seized and possessed in respect of the aforesaid 36.18/28 decimal, property conveyed, sold and transferred their 23 decimal property to M/S FAIRLAND DEVELOPMENT PRIVATE LIMITED on 13/03/2008 which was registered in the office of the D.S.R-IV, Alipore and duly recorded in Book no- I, Volume no- 35, Page no- 3034 to 3048, Deed no- 09977, for the Year- 2012.

Mouza- Bagi, Dag- 12 (Land Area- 0.21 Acres)

WHEREAS one SAKIRUDDIN MALLICK was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.21 Acres more or less, lying and situated at Mouza- Bagi, J.L. no- 78, R.S Dag No- 12 corresponding to L.R. Dag no- 12, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS the said SAKIRUDDIN MALLICK died intestate leaving behind his 04(four) sons namely 1) OSMAN MALLICK, 2) HARAN MALLICK, 3) MANSUF MALLICK, 4) RAJBALI MALLICK and 04 (four) daughters namely 1) RUPJHAN BIBI, 2) ARJAN BIBI, 3) SALEKA BIBI, 4) NEKJAN BIBI as his only legal heirs and successors.

AND WHEREAS the said 1) OSMAN MALLICK was absolutely seized and possessed in respect of the aforesaid 3.1/2 decimal, property conveyed, sold and transferred his entire property to ASRAF ALI SARDAR son of Taleb Ali Sardar on 03/01/1996 which was registered in the office of the A.D.S.R, Bishnupur and duly recorded in Book no- I, Volume no- 2, Page no- 45 to 48, Deed no- 18, for the Year- 1997.

AND WHEREAS the said 1) HARAN MALLICK, 2) MANSUF MALLICK, 3) RAJBALI MALLICK 4) RUPJHAN BIBI, 5) ARJAN BIBI, 6) SALEKA BIBI, 7) NEKJAN BIBI was absolutely seized and possessed in respect of the aforesaid 17.1/2 decimal, property conveyed, sold and transferred their entire property to PUSPA BALA MONDAL wife of Jhantu Mondal on

03/12/1996 which was registered in the office of the A.D.S.R, Bishnupur and duly recorded in Book no- I, Volume no- 14, Page no- 415 to 420, Deed no- 1307, for the Year- 1997.

AND WHEREAS the said PUSPA BALA MONDAL wife of Jhantu Mondal was absolutely seized and possessed in respect of the aforesaid 17.1/2 decimal, property conveyed, sold and transferred their entire property to ASRAF ALI SARDAR son of Taleb Ali Sardar on 19/05/1998 which was registered in the office of the A.D.S.R, Bishnupur and duly recorded in Book no- I, Volume no- 32, Page no- 244 to 249, Deed no- 2863, for the Year- 1999.

AND WHEREAS the said ASRAF ALI SARDAR son of Taleb Ali Sardar was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 0.21 Acres more or less, lying and situated at Mouza- Bagi, J.L. no- 78, R.S Dag No- 12 corresponding to L.R. Dag no- 12, Police Station- Bishnupur, within District 24 Parganas (South).

AND WHEREAS while the said ASRAF ALI SARDAR son of Taleb Ali Sardar was absolutely seized and possessed in respect of the aforesaid 0.21 Acres, property conveyed, sold and transferred his entire property to M/S BROADWAY REALTORS PRIVATE LIMITED on 13/02/2004 which was registered in the office of the D.S.R- IV, Alipore and duly recorded in Book no- I, Volume no- 15, Page no- 2206 to 2220, Deed no- 2425, 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 0.21 Acres, property conveyed, sold and transferred its 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 1980 to 2015, 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 1.52 Acres recorded in the above named client, is free from all sorts of encumbrances, lispensens, 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: