

**TITLE VERIFICATION REPORT OF  
PROPERTY SITUATED AT 40,  
SWARNAMOYEE ROAD, P.S. SHIBPUR,  
DISTRICT HOWRAH**



**CHAKRABORTY & ASSOCIATES**  
ADVOCATES

TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET  
1<sup>st</sup> FLOOR ; ROOM NO. 35  
KOLKATA - 700 001



## INTRODUCTION

### A. Background

MERLIN GROUP, hereinafter referred to as "**Merlin**" is currently in the process of entering into a Joint Venture Agreement with **M/s. Shalimar Industries Limited** hereinafter referred to as "**Shalimar**" for development of the said property located at Mouza – Shibpur, P.S.- Shibpur, District Howrah, within the State of West Bengal. To Proceed further with consummation of the Proposed Transaction, Merlin Group has engaged us to conduct a limited scope legal due diligence in respect of the said property from the period commencing from 2006 till date.

### B. General Scope of Work

Our scope of work involved a review of the relevant documents and records in relation to the property consisting of various dags and khatians, all situated at Mouza – Shibpur, P.S.- Shibpur, District Howrah, within the State of West Bengal.



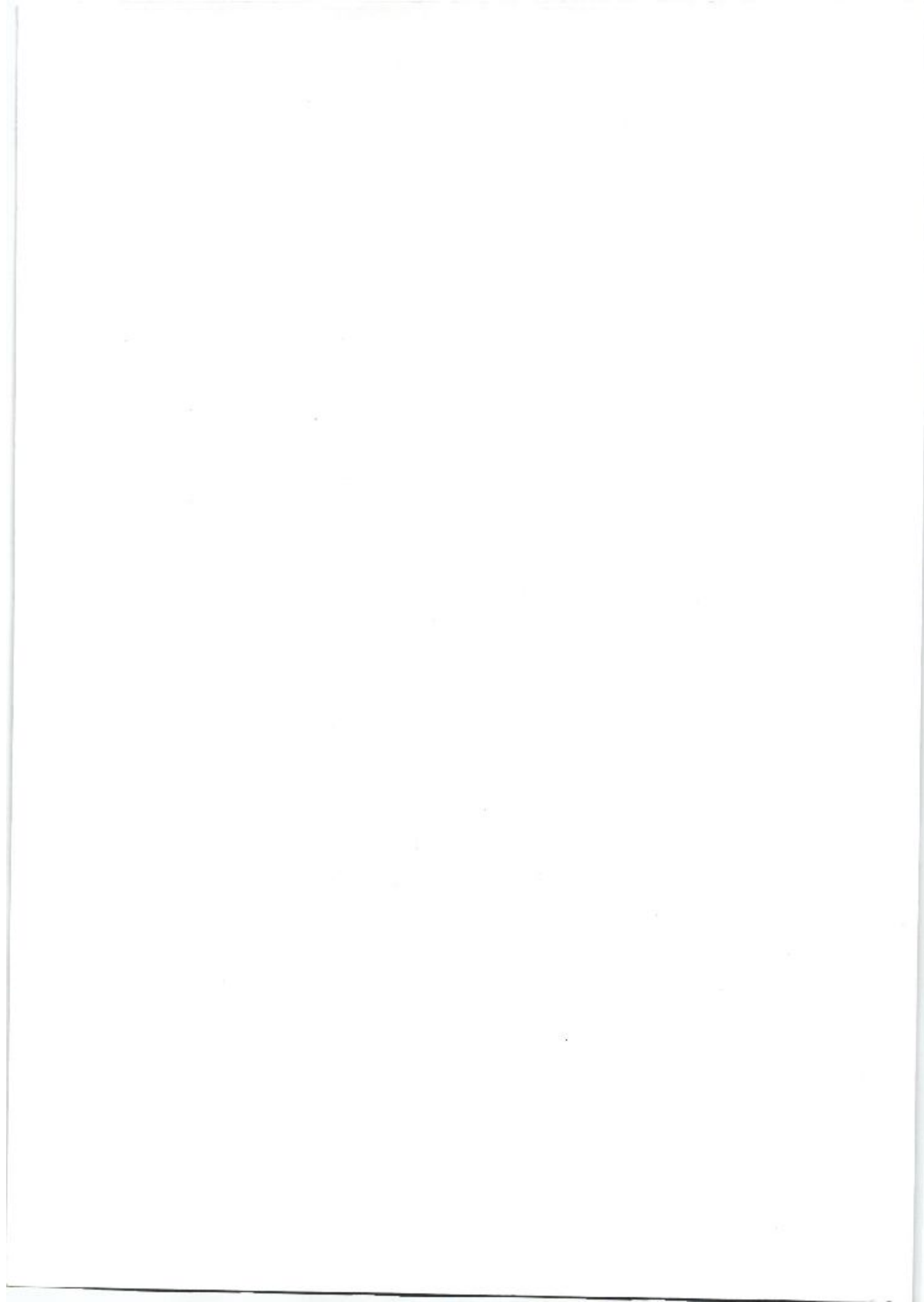


### C. Scope Limitation

The scope of our review is limited by the following general parameters:

1. We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us.
2. We have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue.
3. Except as specifically indicated in this report, we have not independently validated the information provided to us with any external source or authority. Since valuation and physical verification over properties is not part of our scope of work, we have not examined the value or conducted physical verification of any properties.
4. We have reviewed documents and records provided by Merlin from the limited perspective of reporting legal compliance in relation to the scope specified above. This report does not express any opinion as to commercial, financial, taxation or fiscal issues.



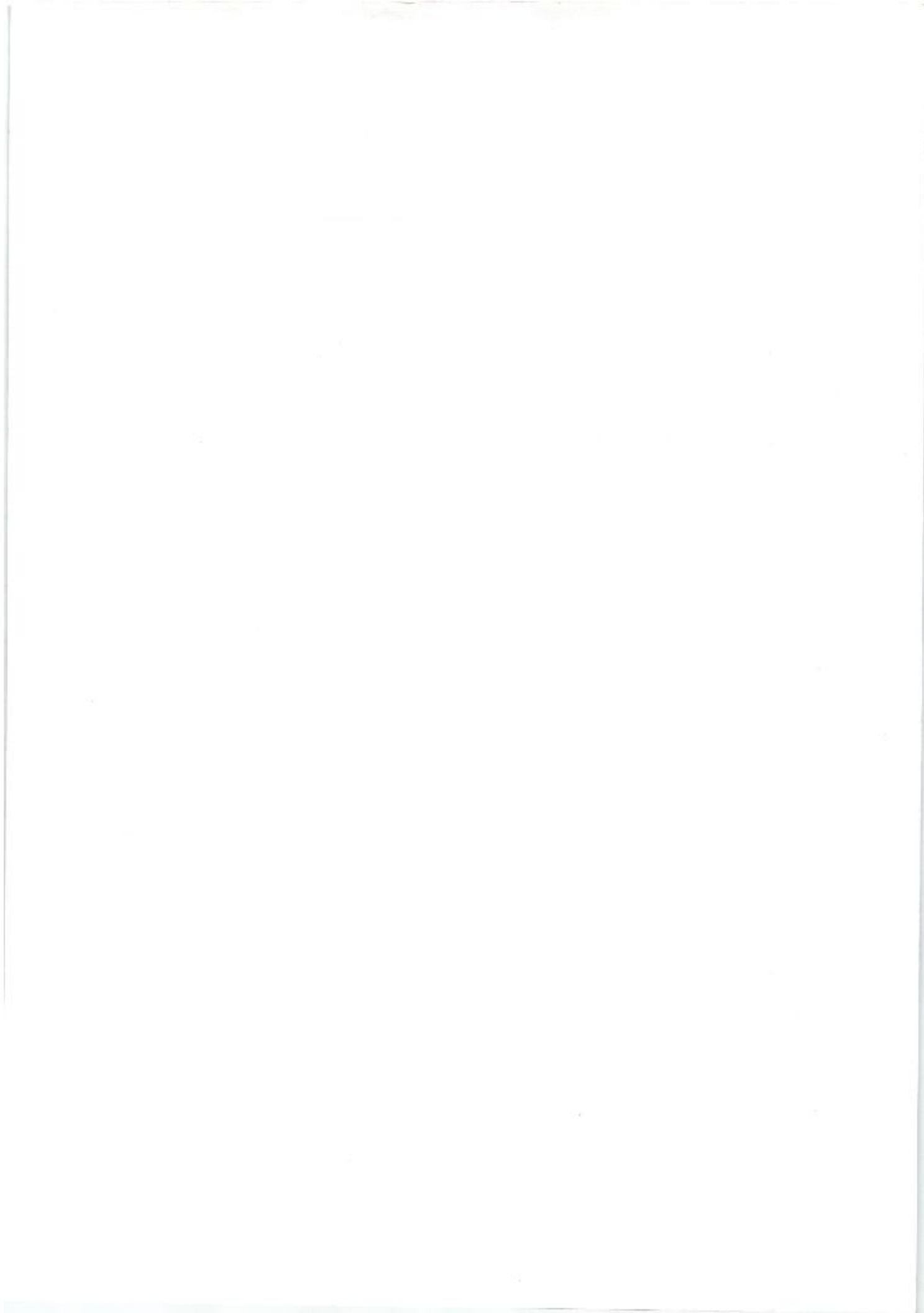


CONTENTS

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SL. NO. NO.	DESCRIPTION	PAGE
A.	Description of the Property	5
B.	List of Documents scrutinized	5-6
C.	Searches	6-7
D.	Background of the property	7-9
E.	Conclusion	10

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## DUE DILIGENCE CUM TITLE SEARCH REPORT

### A. Description of Property: -

ALL THAT piece and parcel property comprised of land with structure measuring about 134 Khatah 4 Chittak and 35 Square Feet (more or less) area comprised of various dags and khatians all situated at Mouza - Shibpur, P.S. Shibpur, District Howrah, within the State of West Bengal, within the limits of Ward No. 39 of Howrah Municipality Corporation holding No. 40, Swarnamoyee Road, Howrah - 711 103.

### B. Documents Scrutinized: -

1. Photocopy of a Report namely **Acquisition of Title** made by Mr. Saptarshi Datta, Advocate in terms of above mentioned property on October 21, 2006. [Annexure - "A"].
2. Photocopy of Demand Register issued by Howrah Municipal Corporation on December 12, 2012 in respect of the said property. [Annexure - "B"]
3. Photocopy of Note on Title on the Property at 40, Swarnomoyee Road. [Annexure - "C"]



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4. Photocopies of the up-to-date Property Tax Receipts issued by Howrah Municipal Corporation in respect of the Property situated at 40 and 41, Swarnomoyee Road. [Annexure - "D" Series]
5. Photocopy of a Property Tax Clearance Certificate (NOC) dated November 23, 2012 issued by Howrah Municipal Corporation in respect of the Property at 40 and 41, Swarnomoyee Road. [Annexure - "E" Series]
6. Photocopy of an Assessment Report issued by Assessment Department of Howrah Municipal Corporation dated November 26, 2012 under Memo No. 3729/12-13 in terms of said property for amalgamating holding No. 40 and 41, Swarnamoyee Road into one single holding number i.e. holding No. 40, Swarnomoyee Road. [Annexure - "F"]

**C. Searches: -**

We have caused necessary searches in the Additional District Sub Registrar office at Howrah, District Sub Registrar office at Howrah and Registrar of Assurances, Kolkata for the period from 2006 to 2014 in respect of the Property situated at 40 and 41, Swarnomoyee Road.

The Fee Deposit Receipts bearing Nos. REGN U 219255, REGN U 219256 and REGN U 257100 and the Searcher's Reports are enclosed herewith and collectively marked as [Annexure "G"].





**Findings:-**

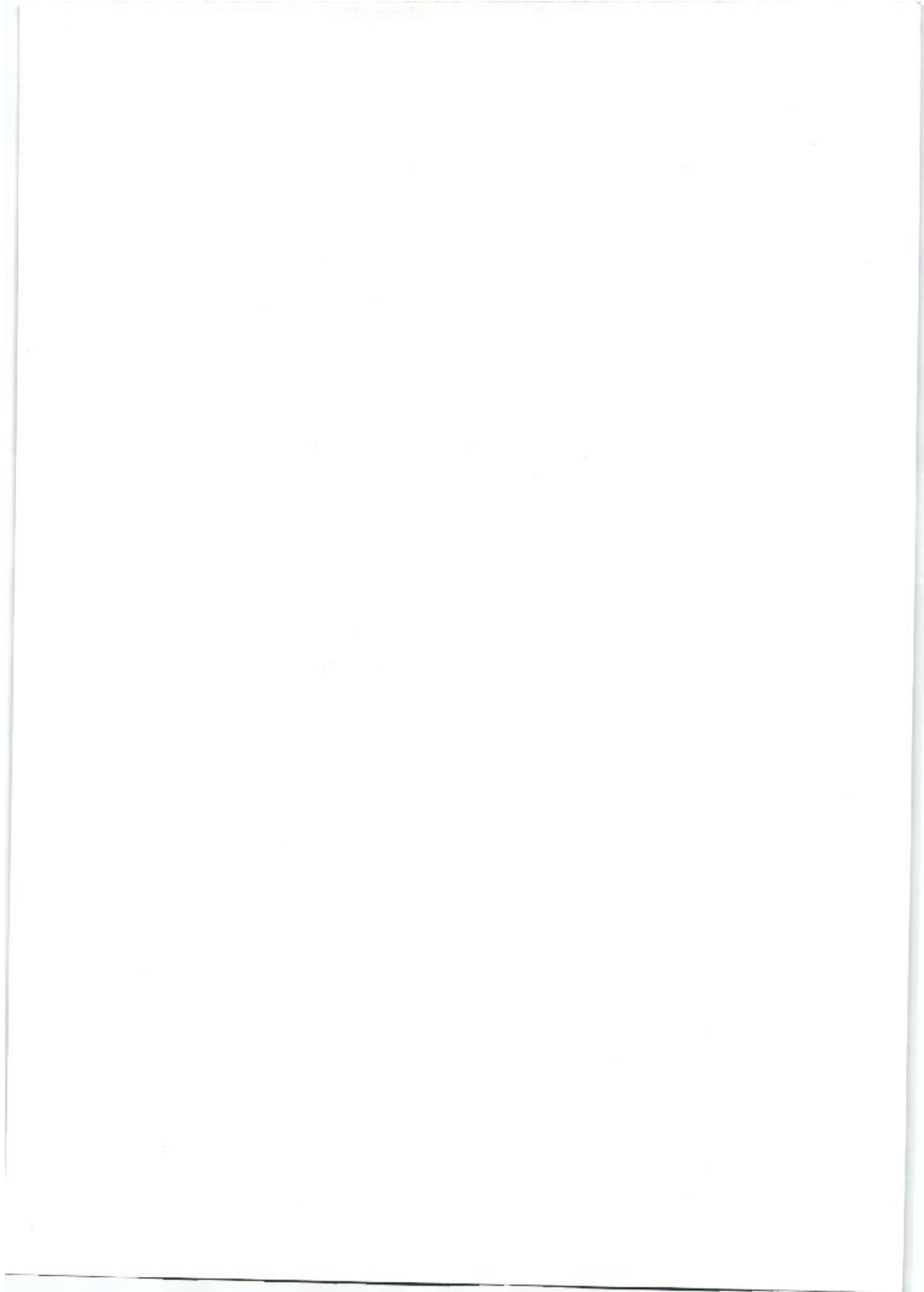
- No entries have been found from the office of Additional District Sub Registrar office at Howrah, District Sub Registrar office at Howrah within the span of 2006 to 2014.
- Two entries regarding Deed of Declaration have been found from the office of Registrar of Assurances, Kolkata being Deed Nos. 9983/2011 and 11174/2012.
- One entry regarding Power of Attorney has been found, which reveals that M/s. Shalimar Industries Limited have given power to Mr. Dinesh Sanghvi.

**D. Background: -**

Upon perusal of the aforesaid documents, it appears as follows:

- ✓ Whereas M/s. Shalimar Industries Limited, previously known as M/s. Shalimar Wood Products Private Limited purchased the property question from the previous owners on and from 7<sup>th</sup> December, 1960 by various deed of conveyances and made factory sheds thereon.
- ✓ Whereas M/s. Shalimar Industries Limited, being the owner herein, got its name mutated in the records of Land Reforms Department, Howrah with respect to the land measuring 129 Cottahs 8 Chittaks

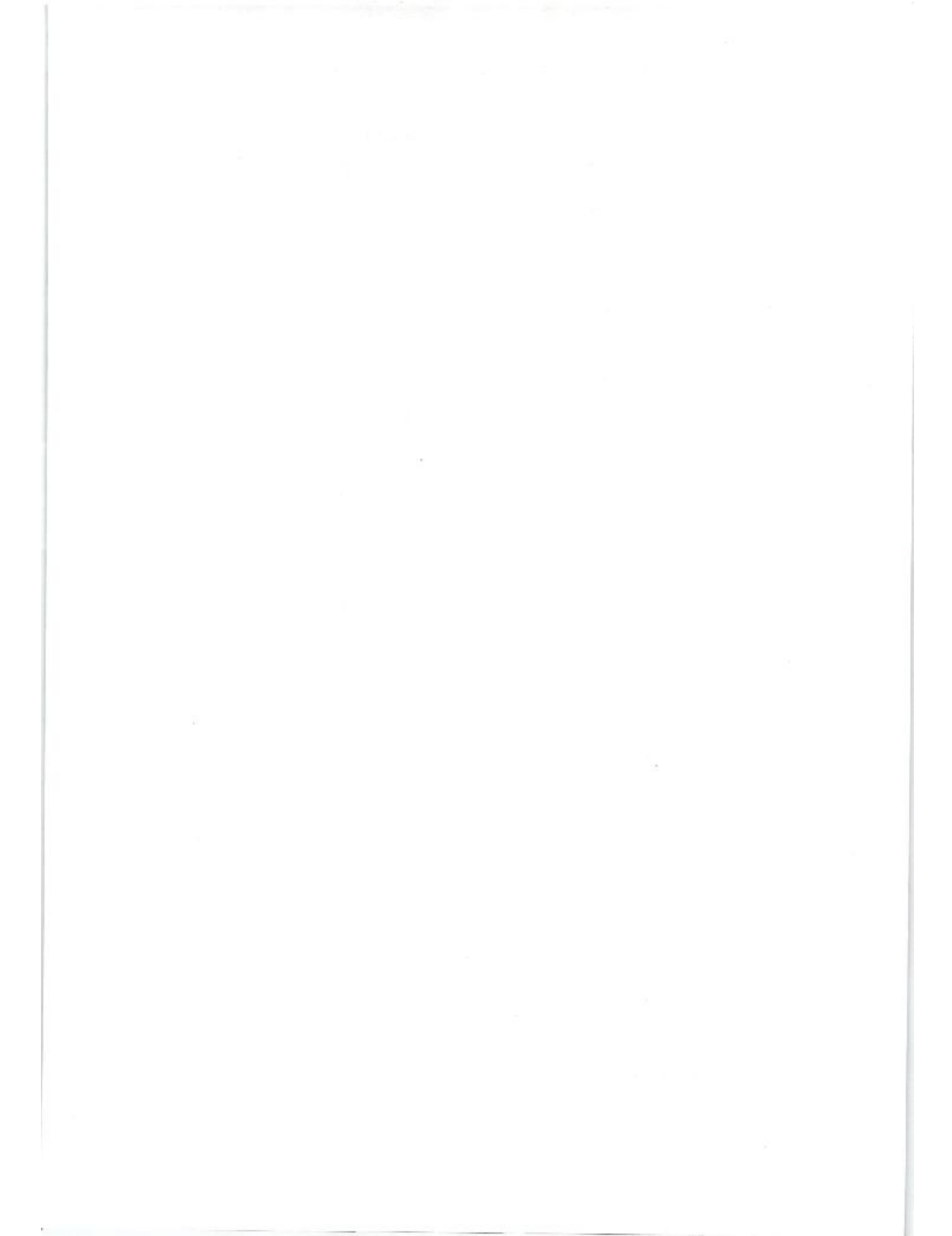




8.47 Square Feet in L.R. Dag Nos.134, 135, 137, 138, 140, 141, 142,143, 144, 145, 146, 147, 174, 175, 176, 177, 178, 179 bearing L.R. Khatian No.382, under Mouza Shibpur, J.L. No.1, P.S. Shibpur, Dist. Howrah.

- ✓ And Whereas after getting the mutation done in the records of Land Reforms Department, Howrah, the said M/s. Shalimar Industries Limited also got their lands converted to 'Abasan' and a single L.R. Dag No.134 was allotted by LR Department bearing L.R. Khatian No.382.
- ✓ And Whereas said M/s. Shalimar Industries Limited also got their lands mutated in the records of Howrah Municipal Corporation with respect to the land measuring 134 Cottahs 8 Chittaks 8.75 Square Feet in premises no. 40, Swarnomoyee Road, falling under Howrah Municipal Corporation Ward No. 39, District Howrah and the same was amalgamated in the records of Howrah Municipal Corporation and a single premises no. 40, Swarnomoyee Road was allotted for the said land.
- ✓ And Whereas accordingly, the said M/s. Shalimar Industries Limited got the necessary clearance from Urban Land Ceiling Department with respect to the land measuring 134 Cottahs 8 Chittaks 8.75 Sft.







- ✓ There has not been any acquisition from the State Government or Government authority on the subject property as per the documents available to us.

**Discrepancies:-**

The area of the property as per deed is 134 Khatah 4 Chittak and 35 Square Feet and as per records maintained by Howrah Municipal Corporation the land measurement is 134 Cottahs 8 Chittaks 8.75 Square Feet. Further as per Settlement Record the area of land is 129 Cottahs 8 Chittaks 8.47 Square Feet.





**E. Conclusion: -**

We hereby certify that the properties comprised of land with structure measuring about 134 Khatah 4 Chittak and 35 Square Feet (more or less) area comprised of various dags and khatians all situated at Mouza - Shibpur, P.S. Shibpur, District Howrah, within the State of West Bengal, within the limits of Ward No. 39 of Howrah Municipality Corporation holding No. 40, Swarnamoyee Road, Howrah - 711 103 are free from encumbrances, charges, liabilities, liens and attachment of any kind whatsoever as per the documents available to us..

Submitted by

Saptarshi Datta  
Advocate

**Chakraborty & Associates,  
Advocates**

**Date: February 20, 2014**

