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December 31, 2014

TO WHOMSOEVER IT MAY CONCERN

Re: Pieces or parcels of land in C.S. & R.S. Dag Nos.116, 117, 118 and 119 recorded in C.S. Khatian No.297, corresponding to R.S. Khatian No.296 in Mouza Sayedpur (also known as Saiyadpur and Saiyedpur), J.L. No.12, Police Station Behala in the District of South 24-Parganas and comprised in Municipal Premises No.338, Motilal Gupta Road, Kolkata 700082, Ward No.122 within Kolkata Municipal Corporation (**hereinafter referred to as "the said Premises"**).

I have caused searches at the following Registration Offices in respect of the aforesaid Premises:

- i. Registrar of Assurances, Kolkata,
- ii. District Registrar, Alipore,
- iii. Sub-Registrar, Behala,

-all in Index-II for the years 2001 to 2014

TITLE:

It has been represented to me that the **Well Wisher Trexim Pvt. Ltd., Abinash More-HUF, Bihariji Barter Pvt. Ltd., Arohi Vanijya Pvt. Ltd., Sri Akash Agarwal, Riya Projects Pvt. Ltd., Smt. Anita Agarwala, Smt. Sumita Agarwala, Smt. Megha Agarwala, Smt. Renuka Agarwal, Madhusudan Barter Pvt. Ltd., Rajendra Prasad Agarwal and Bijay Kumar Agarwal-HUF** are the joint owners of the said Premises having purchased the same by thirteen several Indenture all dated 20th September, 2010 from M/S. RSA Enterprise.

SEARCHES:-

I have conducted searches at the Registrar of Assurances, Kolkata, District Registrar, Alipore and the Sub-Registrar, Behala for the years 2001 to 2014 (i.e. till the time of causing searches), in Index-II in respect of aforesaid Premises.

It may be noted that while causing to be made searches, relevant Index at the said registration offices for certain years were found to be partly torn and therefore searches for those years could not be made. Further, it may be noted that certain documents, registration of which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Full details of the Index which were found to be partly torn from the report of search caused which are annexed hereto in original along with the original search receipts as hereinbelow mentioned:



Original Receipt, bearing No.U-848298 dated 14th November, 2014 for Index II searching issued by the Office of Registrar of Assurances, Kolkata for searches at Registrar of Assurances is annexed hereto (searches caused by Ms. H. Dutta) and marked as "A-1".

Original Receipts, bearing No.V-199482 dated 14th November, 2014 for Index II searching issued by Additional District Sub-Registrar, Alipore (Records) for searches at District Registrar, Alipore and Sub-Registrar, Behala is annexed hereto (searches caused by Ms.H. Dutta) and marked as "A-2".

The following documents were found during searches in respect of the above mentioned premises:-

- i. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Bijay Kumar Agarwal-HUF as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.33 Pages 5402 to 5420 Being No.09447 for the year 2010.
- ii. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Rajendra Prasad Agarwal as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.33 Pages 5421 to 5439 Being No.09448 for the year 2010.
- iii. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Madhusudan Barter Pvt. Ltd. as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.33 Pages 5440 to 5458 Being No.09449 for the year 2010.
- iv. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Smt. Renuka Agarwal as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.33 Pages 5459 to 5477 Being No.09450 for the year 2010.
- v. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Smt. Megha Agarwala as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 1 to 19 Being No.09451 for the year 2010.
- vi. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Smt. Sumita Agarwala as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 20 to 38 Being No.09452 for the year 2010.
- vii. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Arohi Vanijya Pvt. Ltd. as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 39 to 57 Being No.09453 for the year 2010.
- viii. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Bihariji Barter Pvt. Ltd. as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 58 to 76 Being No.09454 for the year 2010.
- ix. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Abinash More-HUF as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 77 to 95 Being No.09455 for the year 2010.

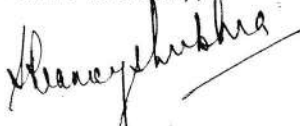
- x. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Smt. Anita Agarwala as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 96 to 114 Being No.09456 for the year 2010.
- xi. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Riya Projects Pvt. Ltd. as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 115 to 133 Being No.09457 for the year 2010.
- xii. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Akash Agarwal as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 134 to 152 Being No.09458 for the year 2010.
- xiii. Sale Deed dated 20th September, 2010 made between M/S. RSA Enterprises as the Vendor and Well Wisher Trexim Pvt. Ltd. as the Purchaser and registered at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.34 Pages 153 to 171 Being No.09459 for the year 2010.
- xiv. Deed of Declaration (Boundary Declaration) made by Sri Tapas Kumar Bagchi, Sri Shree Kumar Bagchi and Smt. Ruby Bagchi all are Partners of M/s. Metropolitan Transport Company dated 30th May, 2005 and registered at the office of the Additional Registrar of Assurances-I, Kolkata in Book No.I, Volume No.1 Pages 1 to 6 being No.04715 for the year 2005.

COMMENT

I would like to mention that the searches undertaken by me do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues, and relate to encumbrances affecting the title and created by those act of parties which requires, under law, a corresponding record for the public in general at the offices at which I have caused to be made the searches as aforesaid.

No other document has been found during the course of the Searches conducted as aforesaid and accordingly based on such searches and your representation as aforesaid, I am of the view that Well Wisher Trexim Pvt. Ltd., Abinash More-HUF, Bihariji Barter Pvt. Ltd., Arohi Vanijya Pvt. Ltd., Sri Akash Agarwal, Riya Projects Pvt. Ltd., Smt. Anita Agarwala, Smt. Sumita Agarwala, Smt. Megha Agarwala, Smt. Renuka Agarwal, Madhusudan Barter Pvt. Ltd., Rajendra Prasad Agarwal and Bijay Kumar Agarwal-HUF are the joint owners of the said Premises and they have a marketable title to the said Premises.

Yours faithfully,


Advocate

Enclosure: as above

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN U

848298

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 120198
- 2. Date of application..... 14-11-14
- 3. Search for the year(s)..... 2001-14
- 4. Name of office to which the record to be searched or inspected relates..... A.C.I
- 5. Name of person or property to be searched..... H
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 338, Matilal Gupta Rd.
- 8. From whom received..... H-Dutta
- 9. Fees paid under Article—
 - F (1) (i)
 - F (1) (ii)
 - F (2)

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.....Registrar of.....

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN V 199482

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 62382

Date of application..... 16-11-46

Search for the year(s)..... 2001-46

Name of office to which the record to be searched or inspected relates.....

..... D.R. & S. Behala.

Name of person or property to be searched..... No. 388, Matilal Gupta.

Nature of document..... Road

Particulars of record to be inspected (year, number, book, volume and page in the case of

registered document)..... Sale

..... 1

From whom received..... H. Gupta.

Fees paid under Article— 28/

- (1) (i)
- (1) (ii)
- (2)



Registrar of.....