

Dated 2nd November, 2017

Title Report

Said Property: All That land measuring 13 (thirteen) acre, more or less, equivalent to 786.5 (seven hundred and eighty six point five) *cottah*, more or less, being Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas

BS Associates, Advocates
Ground Floor,
1/A, Vansittart Row (Opposite Telephone Bhawan)
Kolkata-700001
Phone: 9231382337



TITLE REPORT

Under instructions and on behalf of our Client, we have caused searches in respect of All That land measuring 13 (thirteen) acre, more or less, equivalent to 786.5 (seven hundred and eighty six point five) *cottah*, more or less, being Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas (Said Property), defined below and the details of searches are given under:

Scope Limitation: The scope of our report is limited by the following general parameters.

We have assumed that the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owner relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owner above named and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.



This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 Said Property shall mean All That land measuring 13 (thirteen) acre, more or less, equivalent to 786.5 (seven hundred and eighty six point five) *cottah*, more or less, being Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas.

1.1.2 Owner shall mean Magus Bengal Estates Private Limited, having its registered office at Flat No.6B, Rajhans Building, 6, Hastings Park, Kolkata-700027.

2. Offices Where Searches Have Been Conducted

2.1 Registration Office

Index-I

Magus Bengal Estates Private Limited

Index-II

From 2007 to 2017 in respect of Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas.

2.1.1 Registrar of Assurances, Kolkata.

2.1.2 Office of the District Registrar, Barasat, North 24 Parganas

2.1.3 Office of the Additional District Sub Registrar, Bidhan nagar

2.1.4 Office of the Additional District Sub Registrar, Rajarhat

For result/analysis of search conducted in the above offices, please refer to detail of Annexure A hereto.



3- Court

For result/analysis of search conducted in the above court, please refer to detail of Annexure B hereto.

4- Title

4.1 Where As The State of West Bengal on behalf of West Bengal Housing Infrastructure Development Corporation Limited had acquired lands in the Districts of North 24 Parganas and South 24 Parganas and transferred the ownership to West Bengal Housing Infrastructure Development Corporation Limited conferring the entire responsibilities to transfer lands by sale to individuals, cooperative housing societies, corporate bodies, statutory authorities in order to develop New Town for residential, industrial, institutional, cultural etc. purposes.

4.2 And where as the Owner applied for a land to West Bengal Housing Infrastructure Development Corporation Limited in order to erect buildings to provide Information Technology enabled services to public at large after complying with all the formalities of West Bengal Housing Infrastructure Development Corporation Limited for such allotment.

4.3 And where as by a Deed of Conveyance dated 26th March, 2007, registered in the Office of the Additional District Sub-Registrar, Bidhan nagar (Salt Lake City), North 24 Parganas, in Book No.I, Volume No.109, at Pages 127 to 136, being Deed No.1855 for the year 2007, West Bengal Housing Infrastructure Development Corporation Limited sold the Said Property to the Owner.

5- Conclusion

5.1 Magus Bengal Estates Private Limited, having its registered office at Flat No. 6B, Rajhans Building, 6, Hastings Park, Kolkata-700027.

The searches undertaken by us relate to the encumbrances created by acts of parties and recorded in public records, dues towards Municipal rates and taxes and land revenue and legal proceedings but do not extend to the charge created by operation of any law, statutory charges and default of payment of Income Tax dues and other Government dues.





Subject To our observations aforesaid, we are of the opinion that the Owner has a marketable title to the Said Property.

Schedule
(Said Property)

All That All That land measuring 13 (thirteen) acre, more or less, equivalent to 786.5 (seven hundred and eighty six point five) *cottah*, more or less, being Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas.



Annexure A

Index I

Office of the Registrar of Assurances, Kolkata
Result/Analysis

Name	Period	Entries Found	Receipt No.	Remarks
Magus Bengal Estates Private Limited	2007-2017	Nil	1902013015/2017 1904010778/2017	-

Office of the District-Registrar, Barasat
Result/Analysis

Name	Period	Entries Found	Receipt No.	Remarks
Magus Bengal Estates Private Limited	2007-2017	Nil	1502015582/2017	-

Office of the Additional District Sub-Registrar, Bidhan nagar
Result/Analysis

Name	Period	Entries Found	Receipt No.	Remarks
Magus Bengal Estates Private Limited	2007-2017	Nil	V 773785	-

Office of the Additional District Sub-Registrar, Rajarhat
Result/Analysis

Name	Period	Entries Found	Receipt No.	Remarks
Magus Bengal Estates Private Limited	2007-2017	Nil	V 773784	-



Index II

**Office of the Registrar of Assurances, Kolkata
Result/Analysis**

Property Details	Period	Entries Found	Receipt No.	Remarks
Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas	2007-2017	Nil	1902013016/2017 1904010779/2017	-

Office of the District-Registrar, Barasat, North 24 Parganas

Property Details	Period	Entries Found	Receipt No.	Remarks
Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas	2007-2017	Nil	1502015583/2017	-

Office of the Additional District-Registrar, Bidhan nagar, North 24 Parganas

Property Details	Period	Entries Found	Receipt No.	Remarks
Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas	2007-2017	Nil	V 773783	-

Office of the Additional District-Registrar, Rajarhat, North 24 Parganas

Property Details	Period	Entries Found	Receipt No.	Remarks
Plot No.IIF/04 in Action Area II, situated in New Town, Kolkata, Police Station Rajarhat, District North 24 Parganas	2007-2017	Nil	V 773782	-





Annexure B
(Court)

It appears from the filing registers of the Court that no suits have been filed against Magus Bengal Estates Private Limited.

Searches caused by us relate to encumbrances and attachments created by acts of parties and recorded in public records, dues towards municipal rates and taxes and revenue and legal proceedings but do not extend to the charge created by operation of law, statutory charge and default of payment of Income Tax dues and other Government dues.

For BS Associates, Advocates

Sujata Ghosh
Advocate

Place: Kolkata

Dated: 2nd November, 2017