

Rama Paul

RAJEEV KHANNA
ADVOCATE & JUDGE (S&J)
KOLKATA-700 021

3

Residence Chamber
71, Seelampur Lane,
Kolkata-700 031,
7-8 A.M. & 9-10 P.M.

Ref. _____

Date _____

FOR ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE:

Present Owners:

1).M/S. BHAGAWATI NIKETAN PRIVATE LIMITED, 2).M/S.
BANDHAN HIRISE PRIVATE LIMITED.

Reference: A property measuring more or less 9 (Nine) Kathas 05 (Five) Chittaka 25 (Twenty Five) Sq.ft. situated within Mouza-Nayabad, P.S- Purba Subarpur, appertaining to R.S Dag No-90, under R.S Khastan NO 101 & 104, J.L. nD-26, Trust No-56, being Premises No-1732, Nayabad, Krikada-700094, District-24 Parganae (South), under K.M.C Ward No-109, West Bengal.

I have caused necessary searches in the office of the Additional District Registrar at Sealdah in South 24 Parganae, District Sub Registrar-II at Alipore and also in the office of the Additional Registrar of Assurances-I, Kolkata for the period from 2002 to 2015 and have inspected the B.L & L.R.C and K.M.C Mutation and all other relevant documents before competent authority in respect of the aforesaid property.

My report is as follows:

PART-I

That one Debendra Nath Dey Sarkar and others had established a company under the name and style of "SUBURBAN AGRICULTURAL DAIRY & FISHERY" under the provision of the Companies Act, 1956 and transferred their said entire property in the name of the said Company by virtue of a registered "Deed of Conveyance" which was registered in the office of Alipore Joint Sub Registrar

NORTCH PROPERTY PRIVATE LIMITED



Advocate & JUDGE (S&J)

Rama Paul

RAMA PAUL, Advocate & JUDGE (S&J)
Alipore Joint Sub Registrar
Kolkata-700 021

Rama Paul

B.A., LL.B., ADVOCATE
ALPURA CHAMBER & JUDGE COURT
KOLKATA-700 031

Alpura Chamber
71, Balaram Lane,
Kolkata-700 031
7-9 A.M. & 5-10 P.M.

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Date _____

on 01/05/1939 and duly recorded in Book No-1, Volume No-9, Pages 68 to 83, being Court No-440, for the year 1939.

That in the records of the Cadastral Settlement it was inserted that the said Company namely the "SUBURBAN AGRICULTURAL DAIRY & FISHERY" was the owner and/or the occupier of 8 Annas 17 Gandas 3 Kara 1 Kranti and in order to get its said share of property, the said company filed a Suit for Partition and Declaration being No T.S No-16 of 1941 before the Ld. Court of the 3rd Sub Judge at Alipore against the other 16 Co-Sharers in respect of the said entire property.

That by virtue of the said Suit for Partition and Declaration which was disposed by the Ld. Court and the said Company i.e. the "SUBURBAN AGRICULTURAL DAIRY & FISHERY" was entitled to get a share of 8 Annas 17 Gandas 3 Kara 1 Kranti as demanded by them and the other 16 Co-Sharers of the said entire property being the Respondents therein were entitled with the rest part and as such the said company and the other Co-Sharers became the joint owners in respect of the said property.

That the said Ld. Court of 3rd Sub Judge at Alipore being satisfied with the application filed by the parties in the said T.S No-16 of 1941 and according to the reports submitted by the Ld. Pleader Commissioner passed the Final Decree being the Order No-246 dated 14/07/1971 and as such the said property was amicably divided. As a result thereof "SUBURBAN AGRICULTURAL DAIRY & FISHERY" was entitled to get a share of 8 Annas 17 Gandas 3 Kara 1 Kranti as demanded by them and finally became the owner in respect of their landed property.

That while enjoying the said property the said "SUBURBAN AGRICULTURAL DAIRY & FISHERY" with a view to sell out the same portion of land out of the said total landed property.

That the said "SUBURBAN AGRICULTURAL DAIRY & FISHERY" while enjoying the right, title, interest and possession in respect of their 8 Annas 17 Gandas 3 Kara 1 Kranti share in total landed property was sold, conveyed in two sale

HORTICH PROPERTY PRIVATE LIMITED

Authorised Signatory

Rama Paul
B.A., LL.B., ADVOCATE
ALPURA CHAMBER & JUDGE COURT
KOLKATA-700 031

Pama Paul

B.A., LL.B., ADVOCATE
ALPINE CENTRAL & JESUIT COLLEGE
KOLKATA-700 031

Residence Chamber
71, Seagram Lane,
Kolkata-700 031,
7-8 A.M. & 9-10 P.M.

Ref _____

Date _____

lands measuring more or less 13.02 acres appertaining to R.S. Dag No-90, under R.S. Khata No 103 & 104 in Mouza-Nayabed to one Shri Kanti Ranjan Chakraborty, s/o Late Nalini Mohan Chakraborty and Shri Keli Narayan Bhattacharya, s/o Late Girish Chandra Bhattacharya by way of two Deeds which were registered at the office of the S.R. Alipore on 23/05/1975 and recorded in Book No-1, Volume No-129, Pages 206 to 225, being Deed No-4533, year 1975 and another one is registered in Book No-1, Volume No-129, Pages 28 to 71, being Deed No-4534, for the year 1975.

That while enjoying the said property said Shri Kanti Ranjan Chakraborty, s/o Late Nalini Mohan Chakraborty and Shri Keli Narayan Bhattacharya, s/o Late Girish Chandra Bhattacharya sold, conveyed and transferred a land measuring more or less 15 kattahs to one Smt. Sabitri Ganguly, wife of Shri Bibhuti Bhawan Ganguly by way of a Deed which was registered in the office of the S.R. Alipore on 24/05/1975 and recorded in Book No-1, Volume No-129, Pages 99 to 104, being deed No-2720, for the year 1975.

That the said Smt Sabitri Ganguly while enjoying the right, title and possession of the said land sold, conveyed and transferred the same i.e. 15 Kattahs to one Shri Susanka Sekhar Chowdhury, s/o Late Kalikrishna Chowdhury, the vendor herein by way of a registered Deed which was duly registered at the office of the S.R. Alipore on 04/05/1979 and also duly recorded in Book No-1, Volume No-85, Pages 164 to 169, being deed No-2429, for the year 1979.

That then said Shri Susanka Sekhar Chowdhury being the actual owner of the part of land of 15 Kattahs comprised in R.S. Dag No-90, under R.S. Khata No-103 & 104, under Mouza- Nayabed, while enjoying the right, title and possession of the said land sold, conveyed and transferred the same i.e. 13 Kattahs to two Companies namely 1) M/S. BHAGAWATI NIKETAN PRIVATE LIMITED, 2) M/S. BANDHAN HORSE PRIVATE LIMITED, the owners herein by way of a registered Deed which was duly registered at the office of the A.R.A.-I, Kolkata on 29/07/2009 and also duly recorded in Book No-1, Volume No-18, Pages 827 to 843, being deed No-7955, for the year 2009.

NOTED ON BEHALF OF THE COMPANY

Authorised Signatory

Pama Paul
BAMA PAUL ADVOCATE
ALPINE CENTRAL & JESUIT COLLEGE
KOLKATA-700 031

Lama Paul

BA, LL.B. ADVISOR
ALPORA GENERAL & JUDICIAL COURT
KOLKATA-700 021

Antonia Chandra
T1, Ballapur Lane,
Kolkata-700 031,
7-9 A.M. & 5-10 P.M.

Ref. _____

Date _____

PART-II

That as per the recital of PART-I here in and by virtue of the registered Deed of Conveyance being Deed no-4534 for the year 1975 said Shri Kanti Ranjan Chakroborty, s/o Late Nalini Mohan Chakroborty and Shri Kail Narayan Bhatyacharya, S/o Late Girish Chandra Bhattacharjee became the actual owners of the property comprised in R.s Dag No-90, under R.S Khatian No-103 & 104, under Mouza- Nayabad and while enjoying the said property said Shri Kanti Ranjan Chakroborty, s/o Late Nalini Mohan Chakroborty and Shri Kail Narayan Bhatyacharya, S/o Late Girish Chandra Bhattacharjee sold, conveyed and transferred a land measuring more or less 1 Bigha 1 Kattah & Chittaka of land to one Sri Pran Ballav Roy, S/o Late Radha Ballav Roy by way of a Deed which was registered in the office of the S.R Alipore on 27/06/1975 and recorded in Book No-1, Volume No-84, Pages 48 to 53, being Deed No-3235, for the year 1975.

That said Sri Pran Ballav Roy, S/o Late Radha Ballav Roy while enjoying the said property measuring more or less 1 Bigha 1 Kattah & Chittaka comprised in R.s Dag No-90, under R.S Khatian No-103 & 104, under Mouza- Nayabad said, conveyed and transferred measuring more or less 11 Kattaha & Chittaka out of the said 1 Bigha 1 Kattah & Chittaka to one Shri Dharendra Nath Maitra, S/o of Shri Bhuban Mohan Maitra and to another one Shri Nanta Paul Roy, S/o of Late Hem Chandra Paul Roy by way of deed of Conveyance which was registered in the office of the D.R Alipore on 29/11/1990 and recorded in Book No-1, Volume No-404, Pages 171 to 179, being Deed No-16275 for the year 1990.

That said Shri Dharendra Nath Maitra, S/o of Shri Bhuban Mohan Maitra and Shri Nanta Paul Roy, S/o of Late Hem Chandra Paul Roy while enjoying the plot of land measuring more or less 11 Kattaha & Chittaka out of the said 1 Bigha 1 Kattah & Chittaka comprised in R.s Dag No-90, under R.S Khatian No-103 & 104, under Mouza- Nayabad and for the sake of their convenience to transfer the said schedule property therein executed on registered Power of Attorney on 27/03/1993 through which they duly nominated, constituted and

KOVTECH PROPERTY PRIVATE LIMITED


Anand Kumar


LAMA PAUL (Advocate)
Alpore Court, Kolkata-700 021

Rama Paul

B.A., LL.B., Advocate
SUITE 2000A, 1, HOSEY STREET
KOLKATA-700 021

Residence Chamber

71, Saltmarket Lane,
Kolkata-700 001.
7-9 A.M. & 9-10 P.M.

Ref.

Dev.

appointed Shri Arun Kumar Chakraborty, S/o Late Harendra Lal Chakraborty which was registered in the office of S.R. Alipore and recorded in the Book No-IV, Deed No-3369 for the year 1992.

That then said Shri Dharendra Nath Maitra, S/o of Shri Bhuban Mohan Maitra and Shri Nantu Paul Roy, S/o of Late Hem Chandra Paul Roy while enjoying the plot of land measuring more or less 11 Kattahs & Chittaks out of the said 1 Bigha 1 Kattah & Chittaks comprised in R.S. Dag No-90, under R.S. Khutian No-103 & 104, under Mouza- Nayabad were sold, conveyed and transferred measuring more or less 5 Kattahs 2 Chittaks 15 Sq.ft out of 11 Kattahs & Chittaks out of the said total land of 1 Bigha 1 Kattah & Chittaks to one Smt Sarmila Mukherjee, wife of Shri Subhendu Mukherjee which was executed by Shri Arun Kumar Chakraborty, S/o Late Harendra Lal Chakraborty as the lawful attorney of said Shri Dharendra Nath Maitra, S/o of Shri Bhuban Mohan Maitra and Shri Nantu Paul Roy, S/o of Late Hem Chandra Paul Roy and it was registered in the office of the D.R. Alipore on 26/05/1993 and duly recorded in Book No-1, Volume NO-118, pages 181 to 195, being Deed No-7191 for the year 1995.

That while the said Smt Sarmila Mukherjee, wife of Shri Subhendu Mukherjee has been enjoying the right, title, and interest in respect of the said land as mentioned in above at Mouza-Nayabad, some portion of the said land i.e. 6 chittaks 25 Sq.ft of land merged with the development of K.M.C road work matter and such the net land of said Smt Sarmila Mukherjee became 4 Kattahs 11 Chittaks 25 Sq.ft instead of 5 Kattahs 2 Chittaks 15 Sq.ft.

That the said Smt Sarmila Mukherjee, wife of Shri Subhendu Mukherjee then mutated her name in the concerned authority of K.M.C with Assessee number Vide No-31-109-68-1732-6 and also got a Premises No-1732, Nayabad, Kolkata-700094 and had been paying her taxes regularly from thereon.

That again further said said Shri Dharendra Nath Maitra, S/o of Shri Bhuban Mohan Maitra and Shri Nantu Paul Roy, S/o of Late Hem Chandra Paul Roy while enjoying the rest plot of land measuring more or less 6 Kattahs 5

WISHTECH PROPERTY PRIVATE LIMITED


Authorized Signatory


RAMA PAUL (Advocate)
SUITE 2000A, 1, HOSEY STREET
KOLKATA-700 021

Lama Paul

B.A., LL.B. Advocate
ALPINE CHAMBER & JEWELLERS
KOLKATA-700 001

Alpine Chamber

F1, Ballinger Lane,
Kolkata-700 001.
7-8 A.M. & 8-10 P.M.

Ref. _____

Date _____

Contents 30-Sq.ft out of 11 Kattaks & Chittaks comprised in R.S Dag No-90, under R.S Khatian No-103 & 104, under Mouza- Nayabad were sold, conveyed and transferred measuring more or less 2 Kattaks 10 Chittaks net land to one again to one Smt Sarmila Mukherjee, wife of Smt Subhendu Mukherjee which was executed by Shri Arun Kumar Chakroborty, S/o Late Harendra Lal Chakroborty as the Lawful attorney of said Shri Dharendra Nath Maitra, S/o of Shri Bhuban Mohan Maitra and Shri Nanta Paul Roy, S/o of Late Hem Chandra Paul Roy and it was registered in the office of the D.S.R-III, Alipore on 31/01/2000 and duly recorded in Book No-1, Volume NO-16, Pages 310 to 325, being Deed No-514 for the year 2001.

That by Deed said Smt Sarmila Mukherjee, wife of Smt Subhendu Mukherjee by virtue of the said two Deeds being No-7191/1995 & 514/2001 altogether became the absolute owner of the plot of land measuring more or less 7 Kattaks & Chittaks 25 Sq.Ft. comprised in R.S Dag No-90, under R.S Khatian No-103 & 104, under Mouza- Nayabad.

That then said Smt Sarmila Mukherjee, wife of Shri Subhendu Mukherjee being the actual owner of the plot of land measuring more or less 7 Kattaks & Chittaks 25 Sq.Ft. comprised in R.S Dag No-90, under R.S Khatian No-103 & 104, under Mouza- Nayabad, while enjoying the right, title and possession of the said land sold, conveyed and transferred the same i.e. 7 Kattaks & Chittaks 25 Sq.Ft. to two Companies namely 1) M/S. BHAGAWATI NEKETAN PRIVATE LIMITED, 2) M/S. BANDHAN HIKISE PRIVATE LIMITED, the owners herein by way of a registered Deed which was duly registered at the office of the A.R.A-I, Kolkata on 25/07/2009 and also duly recorded in Book No-1, Volume No-17, Page 7422 to 7441, being deed No-7648, for the year 2009.

NOTTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

Lama Paul

B.A., LL.B. Advocate
ALPINE CHAMBER & JEWELLERS

Lama Paul

B.A., LL.B., Advocate
SOUTH DISTRICT & JUDICIAL COURT
KOLKATA-700 031

Residence Chamber

71, Salt Lake Lane,
Kolkata-700 031.
7-9 A.M. & 5-10 P.M.

Ref. _____

Date _____

Thus as mentioned in recital of **PART-I & PART-II**, the owners i.e. 1).M/S. **BHAGAWATI NIKETAN PRIVATE LIMITED**, 2).M/S. **BANDHAN HIRISE PRIVATE LIMITED** Companies herein became absolute joint owners of the entire demarcated land measuring more or less 9 (Nine) Kathas 05 (Five) Chittaks 25 (Twenty Five) Sq.ft. situated within Mouza-Nayabad, P.S- Purba Jadavpur, appertaining to R.S. Dag No-90, under R.S. Khatian No- 103 & 104, J.L. CO-25, Touzi No-56, being Premises No-1732, Nayabad, Kolkata-700094, District-24 Parganas (South), under K.M.C Ward No-109, West Bengal.

I hereby certify that the above mentioned land owned by 1).M/S. **BHAGAWATI NIKETAN PRIVATE LIMITED**, 2).M/S. **BANDHAN HIRISE PRIVATE LIMITED** are free from all sorts of encumbrances, charges, liabilities, liens, impediments, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that abovementioned land is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of any other authority till this date.

ENCLOSURE

The receipts of all relevant searches
are enclosing with this report.

WORTCH PROPERTY PRIVATE LIMITED


Authorized Signatory

Lama Paul

BAMA PAUL (Advocate)
SOUTH DISTRICT & JUDICIAL COURT
KOLKATA-700 031

COLNCRONT (FLCA-17)

State Form No. 19 (Appendix 5)

No. REGN X 230867

Receipt for Fees Deposited for Search or Inspection 230867

1. Serial Number of application 23067

2. Date of application 25/5/16

3. Search for the part(s) 2012-17

4. Name of office to which the record is to be inspected or inspected at K. Seelal.

5. Name of person or property to be inspected M/S. Bhagwati Nikita

6. Name of document

7. Particulars of record to be inspected (year, number, volume and page in the case of registered documents) 17-18 dtd.

8. Fees when received L. Paul (dtd)

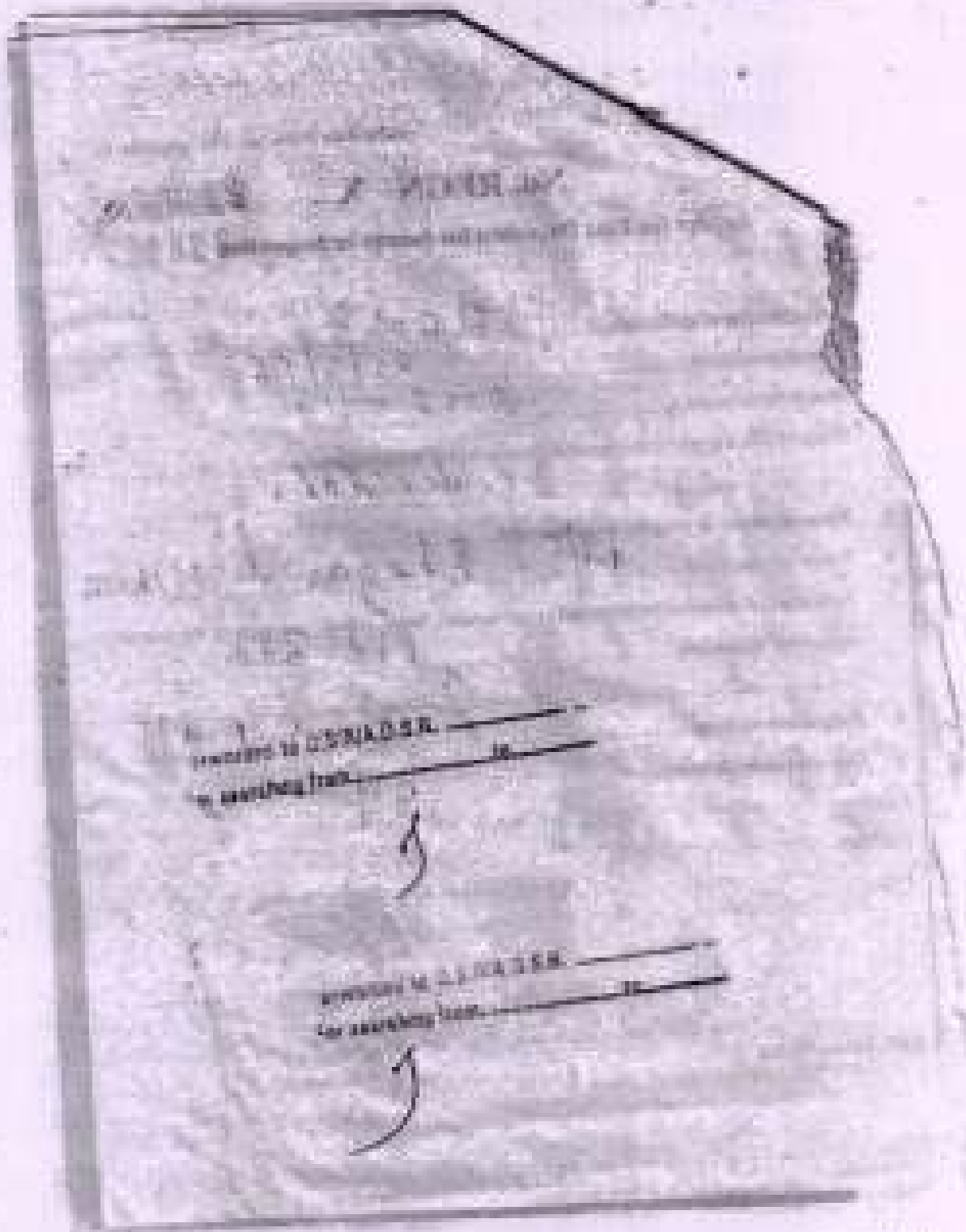
9. Fees paid under Act 34

F1110
F1111
F12



S. S. S. S. S.

[Signature]



NAME _____
ADDRESS _____

NAME _____
ADDRESS _____

NOTED PROPERTY #1111111111


Authorized Signatory

No. REGN X 398327

Receipt for Fees Deposited for Search or Inspection

Serial Number of application

60227

Date of application

25-5-17

Search for the record

2002-17

Name of office in which the record to be searched or inspected

R.A.M.

Name of person or property to be searched

I
Sv

Name of document

Particulars of record to be inspected (year, number, book, volume and page for the case of registered documents)

M/S Bhagwati Makhan
Pvt. Ltd.

Time when received

R. Paul Sd/-

Fees paid under Act

16/-

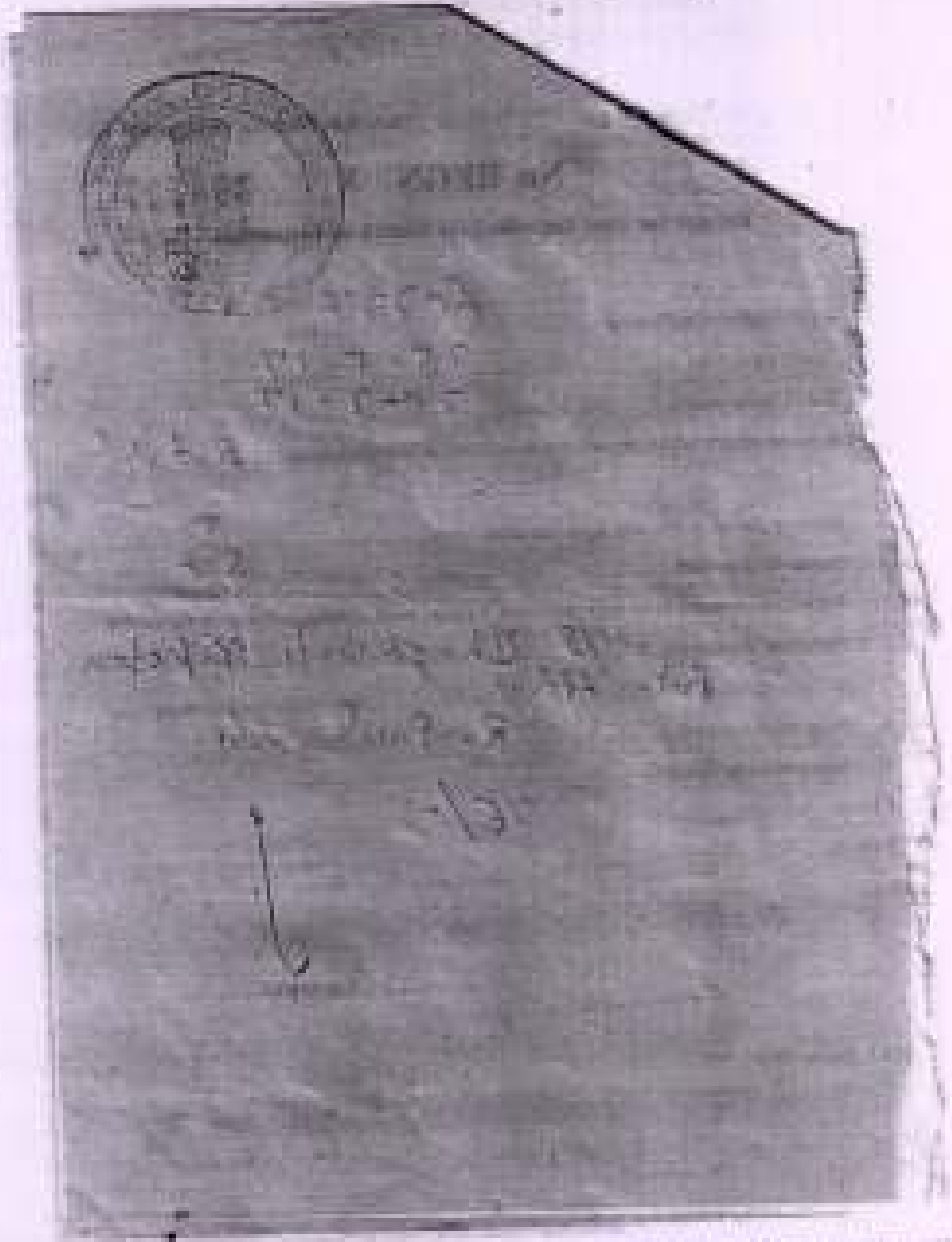
FDI(1)

FDI(2)

FDI

Signature

[Handwritten signature]



NORTECH PROPERTY FINANCE LIMITED


Authorized Signatory

EDGM CROWN (FORM-5)

Form Rule Book No. 11 (Appendix-C)

No. REGN X 230870

Receipt for Fees Deposited for Search or Inspection

1. Total Number of applications 26870

2. Date of application 20/5/17

3. Month for the year (0) 0002-17

4. Name of office to which the record to be searched or inspected is Dt. Secdd.

5. Name of person or property to be searched

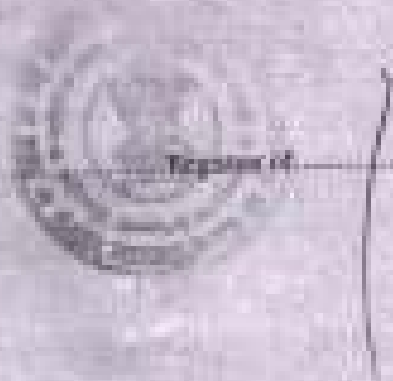
6. Nature of document 1772, Mayabid

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered documents) Vol 74

8. Fees when received R Paul Yadav

9. Fees paid under Article 32/

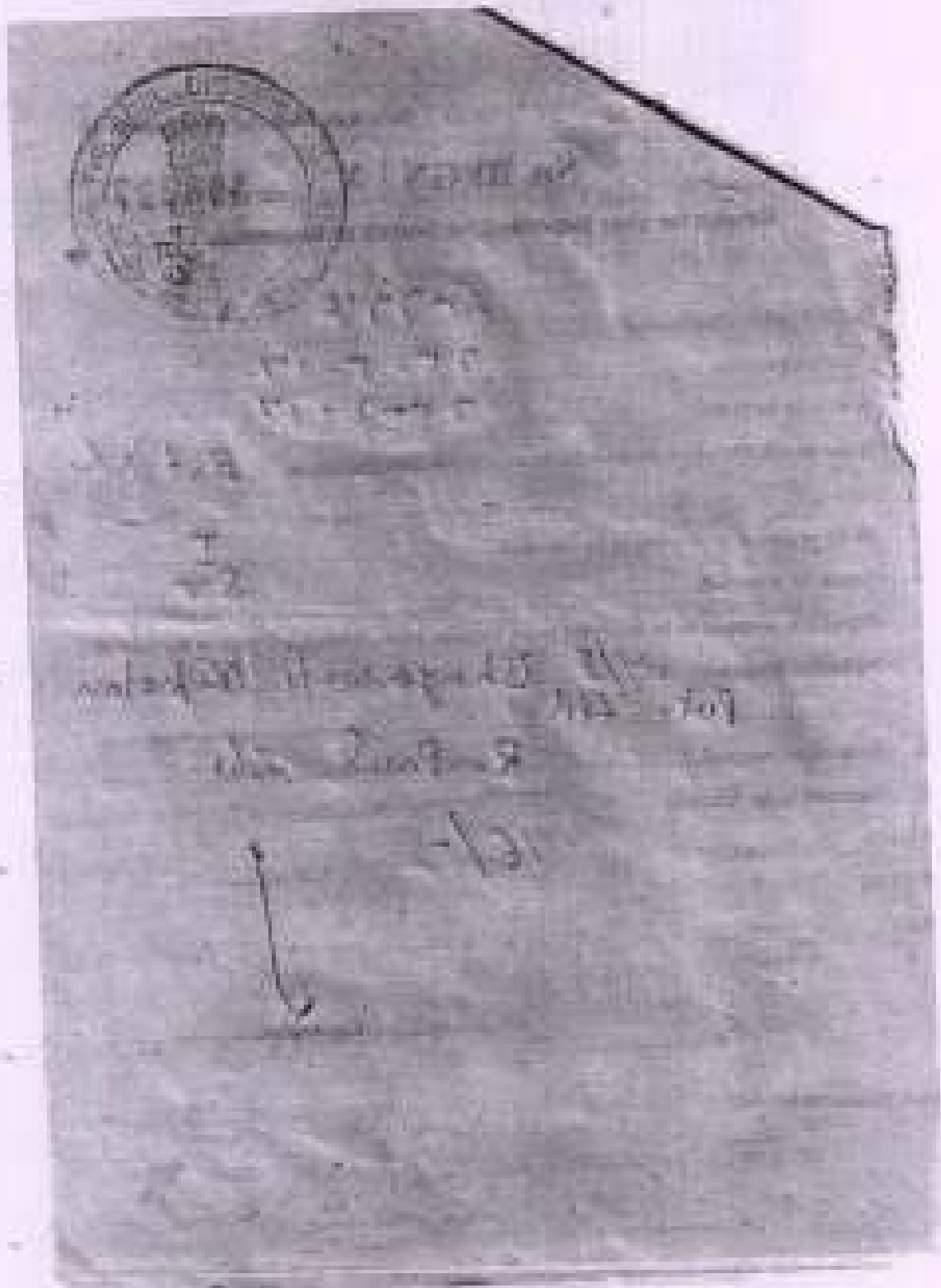
F(1)(ii)
F(1)(iii)
F(2)



REGISTRATION

MORTGAGE PROPERTY INVESTMENT

R
Authorized Signatory



MORTON PROPERTY FINANCE LIMITED


Authorized Signatory

EDEN CROWN (FOUR-TH)

(New Schedule No. 19 Appendix-14)

No. REGN X 230870

Receipt for Fees Deposited for Search or Inspection

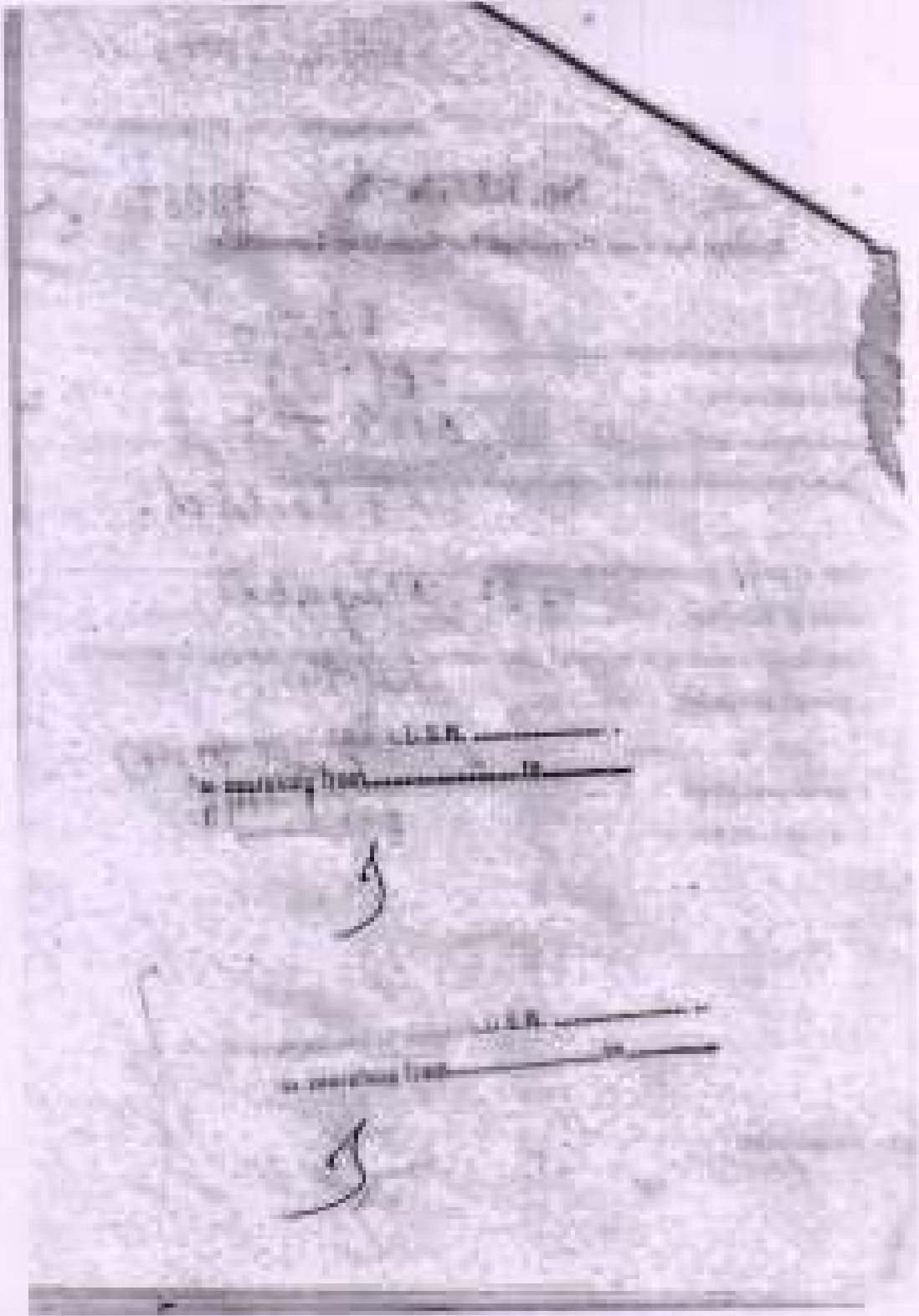
1. Total number of applications 26070
2. Date of application 26/5/17
3. Month for the year(s) 0517-17
4. Name of office to which the record is to be searched or inspected J.P. Saldut.
5. Name of person or property to be searched
6. Nature of document 17/12, Naysab
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered documents) 151-74
8. Fees when received
9. Fees paid under Article 37/-

F(1)(a)
F(1)(b)
F(2)



Registrar of

REG. FORM 19/15



No. REGN X 398338

Receipt for Fees Deposited for Search or Inspection

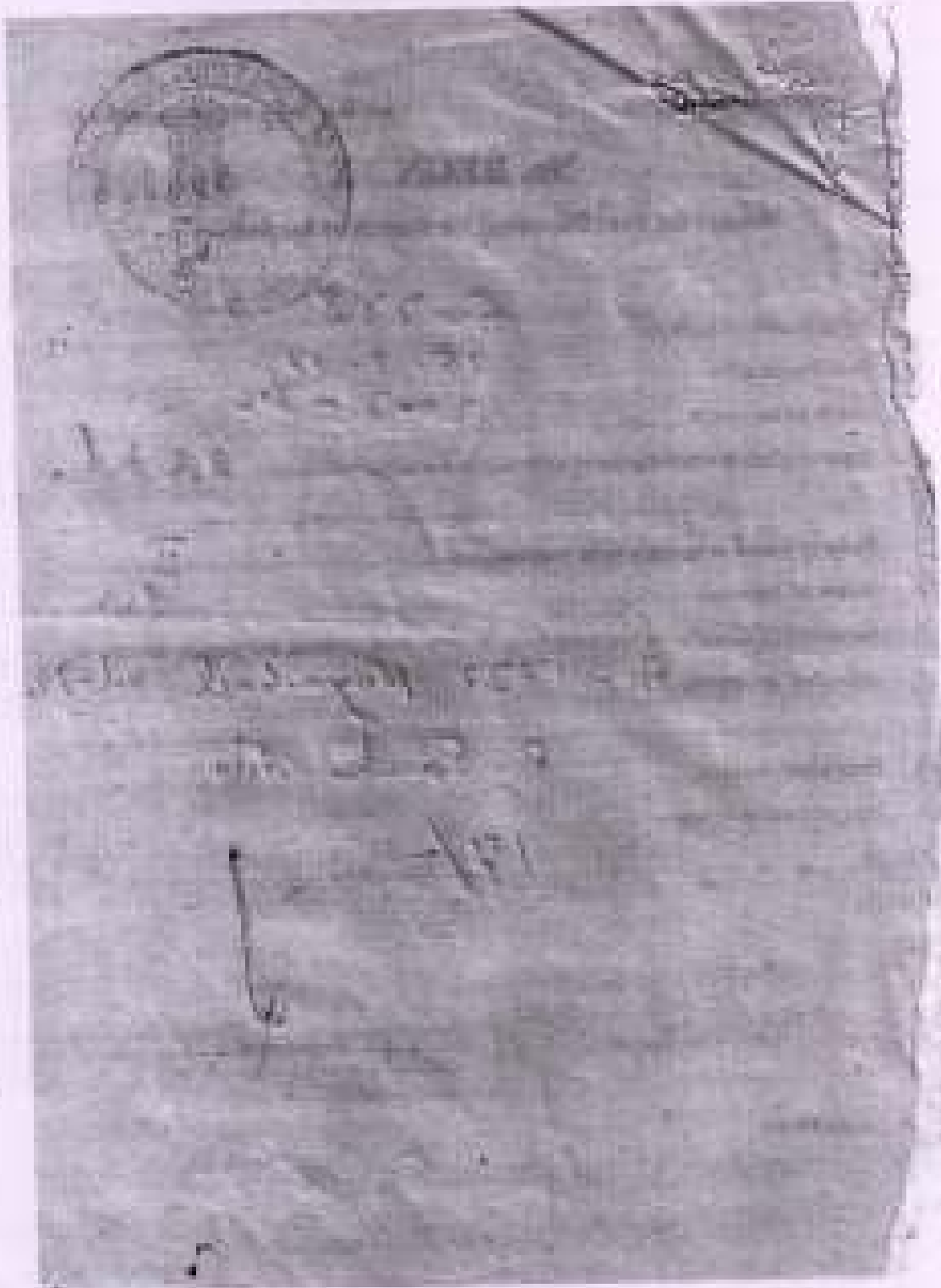
Serial Number of application 60228
 Date of application 25-5-12
 Search for the period 2002-12
 Name of office in which the record to be searched or inspected is held P.A.H.

Name of person or property to be searched 13
 Name of document 200

Particulars of record to be inspected (year, month, book, volume and page or the copy of registered document) Pa. 1232 Nayabach Pt. 79

Fee authorized R. Paul Solo

Fee paid under Article 171
 P(1) 00
 P(1) 00
 P(2) 00



KORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory