

Paul

**A. L.L.B. Advocate
CRIMINAL & JUDGES COURT
KOLKATA-700 027**

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

Date _____

Date : 25.09.2018

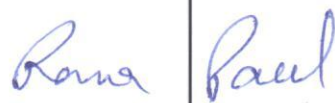
Title Report

Reference: An area of land more or less 121 decimal i.e. 73 Kattahs 3 chittaks 12.65 sq. feet as per purchase deeds and situated at Mouza- Kodalia, Pargana- Baridhati, J.L no.35, R.S Dag no.-1399, under R.S Khatian No. – 922 corresponding to L.R Dag no. 1646, L.R Khatian no. 4359 to 4386 within P.S- Sonarpur, District- 24 parganas(S), commonly known as Premises no. 201 Dharmatala Road, Kolkata- 700146 under Ward No. 22 of Rajpur-Sonarpur Municipality. That the below mentioned companies are the absolute joint owners and possessor of the aforesaid vacant land measuring an area of 4896.66 sq. mtr. Corresponding to 73 Cottahs 3 Chittaks 12.65 sq. ft. by virtue of two deeds of conveyances mentioned in detail herein below. At present, the physical measurement of the said land area is 4174.684 (Four Thousand one Hundred seventy four point six eight four) sq. mtr. equivalent to 62 (Sixty Two) Cottahs 6 (Six) Chittaks 26.30 (Twenty Six point Three Zero) Sq. ft. and the same is being duly registered by virtue of a Deed of Boundary Declaration being no. 160403875 of 2017, executed by the below mentioned 28 Companies and the same is being recorded and registered in Book no. 1, Volume no. 1604-2017, Pages from 104045 to 104067 at the office of D.S.R-IV, South 24 parganas, West Bengal.

PRESENT OWNERS: 1) AGNI DEALCOM PRIVATE LIMITED, 2) QUICK COMMONSALES PRIVATE LIMITED, 3) ICONIC SUPPLIERS PRIVATE LIMITED, 4) KAMAKSHYA VINIMAY PRIVATE LIMITED, 5) EKDANTA MERCHANDISE PRIVATE LIMITED, 6) PENTAGON SUPPLIERS PRIVATE LIMITED, 7) INNOVATIVE COMMOSALES PRIVATE LIMITED, 8) COMMITMENT VINCOM PRIVATE LIMITED, 9) JACKPOT TRADELINK PRIVATE LIMITED, 10) GLADIOLUS MERCHANTS PRIVATE LIMITED, 11) JUPITER COMMOTRADE PRIVATE LIMITED, 12) QUEENBEE SALES PRIVATE LIMITED, 13) SUCCESS COMMONSALES PRIVATE LIMITED, 14) CONNECT DEALCOM PRIVATE LIMITED, 15) TWINSTAR DEALCOM PRIVATE LIMITED, 16) HORNBILL TRADECOM PRIVATE LIMITED 17) FOCUS DEALERS PRIVATE LIMITED, 18) KSHITIZ VINCOM PRIVATE LIMITED. 19) LEAGUE DISTRIBUTORS PRIVATE LIMITED, 20) OMNI COMMODEAL PRIVATE LIMITED, 21) PASSION DEALERS PRIVATE LIMITED, 22) WINSOME COMMODEAL PRIVATE LIMITED, 23) ZEAL DEALCOM PRIVATE LIMITED, 24) YOUTH VINCOM PRIVATE LIMITED, 25) FLAME SALES PRIVATE LIMITED, 26) LIMELIGHT MERCHANDISE PRIVATE LIMITED, 27) JALAPENO SALES PRIVATE LIMITED, 28) DECAGON DEALERS PRIVATE LIMITED all companies are incorporated under the provisions of the Companies Act, 1956 having their registered office at 17/1 Lansdowne Terrace, Kolkata-700026.

EDEN RICHMOND PARK LLP


AUTHORISED SIGNATORY


**RAMA PAUL (Advocate)
Alpore Criminal & Judges Court
Kolkata-700 027**

Rama Paul

B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

Residence Chamber
71, Sellimpur Lane,
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MY REPORT IS AS FOLLOWS:

By and under a Bengali Kabuliyat dated 21st day of February, 1945 and registered with the SubRegistrar, Baruipur, in Book no. 1, Volume No. 13, Pages no. 141 to 142, Being Deed no. 786 for the year 1945, one Annanda Prasad Hatui (alias kalachand Chattui alias Kalachand) has been described as the Donor and one Sarat Chandra Basu, son of Janakinath Basu, has been described as the Donee, the said Annanda Prasad Hatui acquired the right, title and interest as stipulated therein in respect of, inter-alia, All That the piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of Dag no. 1399, Khatian No. 219, J.L No. 35, Mouza- Kodalia, Police Station- Sonarpur, District- 24 Parganas (South), hereinafter referred to as the 'Said Larger land'.

Thereafter, said Ananda Prasad Hatui duly mutated his name in respect of the Said Larger land in the records of the concerned BL and LRO Office vide Khatian No. 992 and subsequently, the said Ananda Prasad Hatui acquired the absolute right, title and interest in the said Larger land as a raiyat, which fact was also accepted and duly recorded in the revised records of rights published by the concerned Block and Block Land Reforms Office in respect of the said Dag No. 1399 (now known as L.R Dag No. 1646) vide L.R Khatian No. 48.

By a Bengali Kobala dated 6th September, 1957, registered with the District Registrar, 24 Parganas, in Book no. 1, Volume No. 73, Pages No. 83 to 90, being no. 3945 for the year 1957, the said Annanda Prasad Hatui, therein described as the Vendor, sold and transferred the entirety of the said larger land in favour of Anil Chandra Ghosh, son of Jagadish Chandra Ghosh and Smt. Nilima Ghosh, wife of said Anil Chandra Ghosh, therein described as Purchasers, and thus the said Anil Chandra Ghosh and Nilima Ghosh, jointly became the full and absolute owners of the entirety of the Said Larger Land, free from all encumbrances.

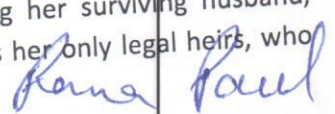
After that, the said Anil Chandra Ghosh died intestate on 8th December, 1979, leaving him surviving his wife Smt. Nilima Ghosh and two married daughters namely Smt. Subhadra De, wife of Subhromoni De (being the confirming party herein) and Smt. Sudatta Ghosh Dass, wife of Murari Mohan Dass, as his only legal heirs and heiress, who thus collectively became entitled to the undivided 12 (one-half) share of the said Anil Chandra Ghosh in the Said Larger land.

Thus, the said Nilima Ghosh, Subhadra De and Sudatta Ghosh Das respectively became entitled to an undivided 2/3", 1/6th and 1/6th share and/or interest each in the Said Larger land.

The said Sudatta Ghosh Dass died intestate on 2nd July, 1989, leaving her surviving husband, namely, Murari Mohan Dass and one son, namely Satrajit Ghosh Dass, as her only legal heirs, who

EDEN RICHMOND PARK LLP


AUTHORISED SIGNATORY


RAMA PAUL (Advocate)
Alipore Criminal & Judges Court
Kolkata-700 027

Rama Paul

B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

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thus jointly became entitled to the undivided 1/6th share of the said Sudatta Ghosh Dass in the Said Larger land.

The said Nilima Ghosh died on 24th January, 1997, after publishing her last Will and testament dated 19th September, 1989, registered with the Registrar of Assurances, Calcutta, in Book No. III, Volume No. 13, Pages from 141 to 145, being no. 442 for the year 1989, where under she appointed the said Subhadra De w/o Sri Subhromoni De as the sole executrix of her said Will and, inter alia, bequeathed all her immovable properties including her share in the Said Larger land in favour of the said Subhadra De.

The said Subhadra De filed an application for grant of probate of the aforesaid last Will and Testament of the said Nilima Ghosh vide Probate case No. 375 of 1997 before the District Delegate at Alipore, 24 Parganas (South), but the said probate application was objected to by the said Murari Mohan Dass and the said Satrajit Ghosh Dass, and thus the probate application was converted to a contentious suit, numbered as O.S No. 6 of 2000 before the 2nd Additional District Judge at Alipore. The said Suit being O.S No. 6 of 2000, was subsequently settled and compromised amongst the parties thereto, namely, the said Subhadra De, Murari Mohan Dass and Satrajit Ghosh Dass, and in terms of such compromise, duly accepted by each of the parties before the Court, by an order dated 9th November, 2000, the said suit was decreed and allowed on compromise whereunder it was recorded that the said Subhadra De was to get probate of the last will and testament of the said Nilima Ghosh and that the probate be granted in favour of the said Subhadra De upon payment of the full court fees.

The said Subhadra Dey subsequently complied with the aforesaid order dated 9th November 2000, and in pursuance thereof, by an order dated 21st December, 2000, passed in the said O.S No. 6 of 2000, probate of the said last will and testament of the said Nilima Ghosh was granted in favour of the said Subhadra De.

Subsequently, said Subadra De, filed a Partition Suit before the Ld. Court of Civil Judge (Sr. Div.) at Alipore, being Title Suit no. 73 of 2001 against the aforesaid heirs of Sudatta Ghosh Dass, namely the said Satrajit Ghosh Dass and Murari Mohan Dass and by an order dated 7th march, 2003, the said Title Suit No. 73 of 2001 was decreed in terms of a compromise petition filed therein by all the parties of the said suit and in terms thereof, inter alia, the entirety of the Said Larger Land vested absolutely and forever in favour of the said Subhadra De and a final decree in the aforesaid suit in terms of the said terms of settlement was passed on 16th march, 2004.

Thus the said Subhadra De, became the full and absolute owner of the entirety of the said Larger Land, being All That the piece and parcel of Danga land admeasuring 1.59 acres more or less, comprising the entirety of R.S Dag no. 1399, now L.R Dag No. 1646, now L.R Khatian no. 48, J.L No. 35, Mouza- Kodalia, P.S- Sonarpur, District-24 Parganas (S), within the limits of Rajpur-Sonarpur

EDEN RICHMOND PARK LLP


AUTHORISED SIGNATORY


RAMA PAUL (Advocate)
Alipore Criminal & Judges Court
Kolkata-700 027

Rama Paul

B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
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municipality, herein referred to as the Said Larger land which is being free from all encumbrances and in vacant, peaceful and physical possession.

By an indenture of Sale dated 17th March, 2008, registered on 18th March 2008, with the ADSR, Sonarpur, 24 Parganas (S), in Book no.1, CD Volume No. 5, Pages 1364 to 1380, being no. 02329 for the year 2008, the said Subhadra De, therein described as the Owner/ Vendor, sold and transferred in favour of the Vendor therein, namely H.S Charitable Trust, as the Purchaser of All That the Demarcated portion of the said larger land admeasuring 40 Kattahs more or less (equivalent to 0.6611 acres more or less) morefully described in the said Title Deed.

By an indenture of Sale dated 17th march, 2008, registered on 18th March, 2008, with the ADSR, Sonarpur, South 24 Parganas in Book no. 1, CD Volume no. 5, Pages- 1381 to 1397, Being no. 02330 for the year 2008, the said Subhadra De, therein described as the Owner/Vendor, sold and transferred in favour of the vendor therein namely Prime Creative Construction Private Limited, therein described as the Purchaser, All That the demarcated portion of the Said Larger land admeasuring 56 Cattahs more or less which is more fully described in the second schedule of the indenture of sale and the same is free from all encumbrances.

Since after purchase of the said piece and parcel of land as aforesaid, the aforesaid twenty eight Pvt. Ltd. Companies herein have been jointly enjoying their right, title, interest and possession as owners in respect of their property (as per Assessment Roll) measuring more or less more or less 121 decimal i.e. 73 Kattahs 3 chittaks 12.65 sq. feet in Mouza- Kodalia, Pargana- Baridhati, J.L no. 35, Touji no. 120, R.S no. 146, comprising in R.S Dag no.-1399 under R.S Khatian no. 992 within P.S- Sonarpur, District- 24 Parganas (s), commonly known as Premises no. 201 Dharmatala Road, Kolkata-700146 under Ward No. 22 of Rajpur- Sonarpur Municipality, mutated their names in L.R record and paying rent and taxes before the local B.L and LRO authority and in the office of Rajpur- Sonarpur Municipality. As per Rajpur- Sonarpur Municipality, duly recorded in 'Assessment Roll Certificate', aforesaid 28 Private L Companies are the joint owners of land measuring more or less 96 Kattahs in respect of the above premises Municipality and have marketable title to the said premises and that the said premises is free from all encumbrances, charges, liens, lispendents, attachments, trust whatsoever or howsoever.

I have gone through the purchase deeds, link deeds, 'Record of Rights', BL & LRO Records, Municipal records and apart from it, I have caused necessary searches in the office of 'District Registrar Office', Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

EDEN RICHMOND PARK LLP



AUTHORISED SIGNATORY

Rama Paul
RAMA PAUL (Advocate)
Alipore Criminal & Judges Court
Kolkata-700 027

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B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

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Aforesaid 28 Private Ltd. Companies herein became the absolute joint owners and occupiers of the entire land measuring more or less 96 kattahs by virtue of two purchase 'Deeds of conveyances' which are being registered in the office of District Sub-Registrar- IV, being no. 1) 01974 and for the year 2010, recorded in Book no-I, CD volume no. 7, pages no. 4155 to 4178, 2) 01983 and for the year 2010, recorded in Book no. I, CD volume no. 7, pages no. 4333 to 4358, and the said owners seized and possessed the same situated in Mouza- Kodalia, Pargana- Baridhati, J.L no. 35, Touji no. 120, R.S no.- 146, comprising in R.S Dag no.- 1399 under R.S Khatian no. 992 within P.S- Sonarpur, District- 24 Parganas (s), commonly known as premises no. 201, Dharmatala Road, Kolkata- 700146 under Ward No. 22 of Rajpur- Sonarpur Municipality and an area of land recorded in the Assessment Roll of Rajpur- Sonarpur Municipality as an area of 73 Kattahs 3 chittaks 12.65 sq. feet.

At present, the physical measurement of the said land area is 4174.684 (Four Thousand one Hundred seventy four point six eight four) sq. mtr. corresponding to 62 (Sixty Two) Cottahs 6 (Six) Chittaks 26.30 (Twenty Six point Three Zero) Sq. ft. and the same is being duly registered by virtue of a Deed of Boundary Declaration being no. 160403875 of 2017, executed by the below- mentioned 28 Companies and the same is being recorded and registered in Book no. 1, Volume no. 1604-2017, Pages from 104045 to 104067 at the office of D.S.R- IV, South 24 parganas, West Bengal.

EDEN RICHMOND PARK LLP



AUTHORISED SIGNATORY

Rama Paul

RAMA PAUL (Advocate)
Alipore Criminal & Judges Court
Kolkata-700 027

No. REGN X 703706

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 48/06.
- 2. Date of application..... 9/10/18.
- 3. Search for the year(s)..... 2005-18.
- 4. Name of office to which the record to be searched or inspected relates..... DRT Sonar pur.
- 5. Name of person or property to be searched..... M. K. Odia.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... D-1399 PS Sonar pur.
- 8. From whom received..... R. Paul.
- 9. Fees paid under Article—

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

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Registrar of

No. REGN 0

Receipt for Fees for Copy under Application for Inspection 683875

No.

Dated

Serial Number of application.....

Date.....

Received from.....

On account of copy of Deed No.....

Registered in Book No.....

Volume No.....

Page.....

For the year—

Of the.....

office.....

Copying fee under Article.....

G (a).....

G (b).....

Copying for preparing map or plan.....

Blank paper (value).....

Tridge paper.....

157 sheets.....

Registrar of.....

Kolkata-700 015.

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