

**Rama Paul**

B.A. L.L.B. Advocate  
ALIPUR CRIMINAL & JUDGES COURT  
KOLKATA-700 025

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

Ref. \_\_\_\_\_

Date 14.09.2016

Ref. \_\_\_\_\_

Date : \_\_\_\_\_

**TITLE REPORT**

REFERENCE: - An area of land measuring more or less 211 cottahs 8 chittaks 39 sq.ft. situated at Mouza - Kodalia, Pargana-Baridhati, J.L No.- 35, R.S Dag No. - 1399, under R.S Khatian No.- 992, R.S Dag No.-1379, 1380 & 1383, under R.S Khatian No.- 194, R.S Dag No. 1381 & 1384, under R.S Khatian No.- 1245, RS Dag No.- 1382 & 1385, under RS Khatian No. - 218, within police station - Sonarpur, District- 24 Parganas (South) AND 7 cottahs 13 chittaks 38 sq.ft. comprising in R.S. Dag no. 1376 under R. S. Khatian no. 726 corresponding to L. R. dag no. 1620 under L.R. Khatian no. 1462, 2136 & 387 lying in Mouza - Kodalia, Pargana - Baridhati. P.S. - Sonarpur, R.S. no. - 146, Touzi no. - 120, J. L, no. - 35, within "Rajpur Sonarpur Municipality" in District 24 Parganas (South), commonly known as Premises No.16, Dharmatala Road, Kolkata- 700146 under Ward No.22 of Rajpur - Sonarpur Municipality.

PRESENT OWNERS:- 1) AGNI DEALCOM PRIVATE LIMITED, 2)QUICK COMMOALES PRIVATE LIMITED, 3)ICONIC SUPPLIERS PRIVATE LIMITED, 4)KAMAKSHYA VINIMAY PRIVATE LIMITED, 5)EKDANTA MERCHANDISE PRIVATE LIMITED, 6)PENTAGON SUPPLIERS PRIVATE LIMITED, 7) INNOVATIVE COMMOALES PRIVATE LIMITED, 8)COMMITMENT VINCOM PRIVATE LIMITED, 9) JACKPOT TRADELINK PRIVATE LIMITED, 10) GLADIOLUS MERCHANTS PRIVATE LIMITED, 11)JUNIPER COMMOTRADE PRIVATE LIMITED, 12)QUEENBEE SALES PRIVATE LIMITED, 13) SUCCESS COMMOALES PRIVATE LIMITED, 14) CONNECT DEALCOM PRIVATE LIMITED, 15)TWIN STAR DEALCOM PRIVATE LIMITED, 16)HORNBILL TRADECOM PRIVATE LIMITED, 17)FOCUS DEALERS PRIVATE LIMITED, 18) KSHITIZ VINCQM 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 Terraces, Kolkata - 700026.

MY REPORT IS AS FOLLOWS:-

I have gone through the purchase deeds, link deeds, Link deeds, 'Record of Rights', BL & L.R.O Records, Municipal, Records 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, I have also caused necessary searches in respectively Govt. offices i.e. L.A Department, KMDA Department etc and also searched in the competent court of law for

EDEN RICHMOND PARK LLP



Designated Partner/Authorised Signatory

Rama Paul

RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court

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B.A. L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
KOLKATA-700 021

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Date 14.09.2016

any Title Suit or Money Suit in respect of the above premises and thereafter made this "TITLE REPORT" based on these documents.

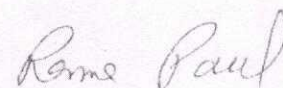
Aforesaid twenty eight private limited companies herein became the absolute joint owners and occupiers of the entire land measuring more or less 219 Kattahs 06 Chittaks 31 Sqft by virtue of purchase in seven "Deed Of Conveyances" which was registered in the office of the A.R.A.- I, Kolkata and D.S.'R.-IV, Alipur and duly recorded in Book No- 1, CD Volume, No-7, Pages from 4155 to 4178, Being - 1974 and for the Year 2010, Book No- 1, CD Volume No-7, Pages from 4333 to 4358, Being no-1983 and for the Year 2010, Book No- I, CD Volume No - 10, Pages from 3057 to 3090, Being no - 4109 and for the Year 2011, Book No- 1, CD Volume No-32, Pages from 2709 to 2741, Being no-9412 and for the Year 2010, Book No- 1, CD Volume No-10, Pages from 3029 to 3056, Being no-4108 and for the Year 2011, Book No- 1, CD Volume No- 10, Pages from 3091 to 3119, Being no-4110 and for the Year 2011, Book No- 1, CD Volume, No-2, Pages from 6768 to 6790, Being - 767 and for the Year 2015 and the said owners are in seized and possessed the same situated in Mouza-Kodialia, Pargana-Banidhati, J .L No-35, Touzi No-120, R.S. No-146, comprising in R.S. Dag No.-1379, 1380, 1381, 1382, 1383, 1384, 1385, 1399 and 1376 appertaining to several Khatian nos., within Police Station -Sonarpur, District South 24 parganas, commonly known as Premises No. - 16, Dharmatala Road, Kolkata-700146 under Ward No.-22 of Rajpur-Sonarpur Municipality.

While the aforesaid twenty eight private limited companies herein have been jointly enjoying their right, title, interest, and possession as owners in respect of their property measuring more or less 219 Kattahs 06 Chittaks 31 sq.ft. situated in Mouza-Kodialia, Pargana-Banidhati, J .L No-35, Touzi No-120, R.S. No-146, comprising in R.S. Dag No.-1379, 1380, 1381, 1382, 1383, 1384, 1385, 1399 and 1376 appertaining to several Khatian nos., within Police Station -Sonarpur, District South 24 parganas, commonly known as Premises No. - 16, Dharmatala Road, Kolkata-700146 under Ward No.-22 of Rajpur-Sonarpur Municipality, mutated their names in LR. Record and paying rent and taxes before local B.L.85 L.R.O. authority and in the office of Rajpur-Sonarpur Municipality. But as per Rajpur-Sonarpur Municipality, duly recorded in "Assessment Roll Certificate", aforesaid twenty eight private limited companies are the joint owners of land measuring more or less 219 Kattahs 06 Chittaks 31 sq.ft. in respect of above mentioned premises. Thus the aforesaid twenty eight private limited companies herein became the absolute joint owners of the land measuring more or less 219 Kattahs 06 Chittaks 31 sq.ft. situated in Mouza-Kodialia, Pargana-Baridhati, J .L No-35, Touzi No-120, R.S. No-146, comprising in R.S. Dag No.-1379, 1380, 1381, 1382, 1383, 1384, 1385, 1399 and 1376 appertaining to several Khatian nos., within Police Station -Sonarpur, District South 24 parganas, commonly known as Premises No. - 16, Dharmatala Road, Kolkata-700146 under Ward No.-22 of Rajpur-Sonarpur 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.

EDEN RICHMOND PARK LLP



Designated Partner/Authorised Signatory



RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata

No. REGN U 833532

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 65332

Date of application..... 28/11/2014

Search for the year(s)..... 2012 - 2014

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

DR + SR - Sonarpur

5. Name of person or property to be searched..... Pr. 16, Dharmatala

6. Nature of document..... Road.

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

8. From whom received..... R. Paul

9. Fees paid under Article—..... adv.

F (1) (i) Rs 287

F (1) (ii)

F (2)

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



S.B.P., Calcutta-700 015.

EDEN RICHMOND PARK LLP

*[Handwritten signature]*

Designated Partner/Authorised Signatory

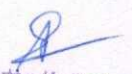
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For searching from.....to.....

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For searching from.....to.....

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No. REGN U 885417

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 126617
- 2. Date of application..... 28-11-14
- 3. Search for the year(s)..... 2012-14
- 4. Name of office to which the record to be searched or inspected relates..... A. Cal
- 5. Name of person or property to be searched..... II
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... P-16, Dharmatala Road
- 8. From whom received..... R. Paul Adv
- 9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

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

EDEN RICHMOND PARK LLP

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