

TITLE CERTIFICATE

Under instructions and on behalf of my Client **Realtech Nirman Pvt. Ltd.**, I have caused searches to be made in respect of the Said Property (defined below), details of which searches are given under.

1. Definitions

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

1.1.1 **Said Property:** (1) Land measuring 79 (seventy nine) decimal, comprised in R.S./L.R. Dag No. 93, recorded in L.R. Khatian Nos. 3013, 3014, 3016, 3350, 3351, 3354, 3355, 3356, 3358, 3362, 3364, 3365, in Mouza Chakpachuria, J.L. No. 33, Police Station New Town, within the limits of Patharghata Gram Panchayat, Additional District Sub-Registration District Rajarhat, District North 24 Parganas (**First Property**) And (2) Land measuring 58 (fifty eight) decimal, comprised in entire R.S./L.R. Dag No. 1204, recorded in L.R. Khatian Nos. 359, 1049, 1275, 1972, 2318, 2319, in Mouza Mohammadpur, J.L. No. 32, Police Station Rajahat, within the limits of Rajarhat Bishnupur – II Gram Panchayat, Additional District Sub-Registration District Rajarhat, District North 24 Parganas (**Second Property**). The First Property and the Second Property totaling to **land measuring 137 (one hundred and thirty seven) decimal**, equivalent to **82 (eighty two) cottah 14 (fourteen) chittack and 7 (seven) square feet**, more or less.

1.1.2 Owners shall mean:

1.1.2.1 **Jahirannecha Bibi alias Jahirannecha Bibi Mondal**, wife of Late Yunus Mondal alias Late Yunus Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.

1.1.2.2 **Layli Bibi alias Layla Bibi**, wife of Fajlurahaman, daughter of Late Yunus Mondal alias Late Yunus Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.

1.1.2.3 **Supiya Bibi**, wife of Ambar Ali, daughter of Late Yunus Mondal alias Late Yunus Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.

1.1.2.4 **Nasima Bibi**, wife of Piyaar Mahammad, daughter of Late Yunus Mondal alias Late Yunus Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.

1.1.2.5 **Rashama Bibi**, wife of Aynul Middey, daughter of Late Yunus Mondal alias Late Yunus Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.

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- 1.1.2.6 **Monowara Bibi**, wife of Late Sawkat Mondal allies Sawgat Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700 135, District North 24 Parganas.
- 1.1.2.7 **Asanur Rahaman**, son of Late Sawkat Mondal allies Sawgat Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700 135, District North 24 Parganas.
- 1.1.2.8 **Bilkis Khatun**, daughter of Late Sawkat Mondal allies Sawgat Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700 135, District North 24 Parganas, being a minor represented by her mother and natural guardian Monowara Bibi, wife of Late Sawkat Mondal allies Sawgat Ali Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700 135, District North 24 Parganas.
- 1.1.2.9 **Mahina Bibi alias Mahina Bibi Molla**, wife of Jalaluddin Molla, daughter of Late Manajat Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.
- 1.1.2.10 **Azizul Hossain Mondal**, son of Fazlur Rahaman, by faith Muslim, by occupation – Business, residing at Atghara, Police Station Baguiati, Post Office R-Gopalpur, Kolkata – 700136.
- 1.1.2.11 **Nazir Hossain Mondal**, son of Fazlur Rahaman, by faith Muslim, by occupation – Business, residing at Atghara, Police Station Baguiati, Post Office R-Gopalpur, Kolkata - 700136.
- 1.1.2.12 **Sabir Hossain Mondal**, son of Fazlur Rahaman, by faith Muslim, by occupation – Business, residing at Atghara, Police Station Baguiati, Post Office R-Gopalpur, Kolkata - 700136.
- 1.1.2.13 **Kachimon Bibi**, wife of Late Abdul Aziz Mandal alias Late Aajij Mondal alias Late Aziz Molla, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.
- 1.1.2.14 **Rafikul Islam Mandal alias Rafikul Isalam Molla alias Rafiqul Islam**, son of Late Abdul Aziz Mandal alias Late Aajij Mondal alias Late Aziz Molla, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.
- 1.1.2.15 **Sabirul Islam alias Sabirul Islam Mandal**, son of Late Abdul Aziz Mandal alias Late Abdul Aziz Mondal alias Late Abdul Aziz, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.
- 1.1.2.16 **Jahiruddin Molla alias Jahiruddin**, son of Late Abubakkar Mondal alias Late Abubakkar Molla, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.

- 1.1.2.17 **Answaruddin Ahmed alias Md. Answaruddin Ahmed**, son of Late Abu Bakkar Molla alias Late Abu Bakkar Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.
- 1.1.2.18 **Jalal Uddin Ahamed alias Jalaluddin Molla alias Jalaluddin Ahamed**, son of Late Abu Bakkar Molla alias Late Abubakkar Molla alias Late Abu Bakkar Mondal, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700135, District North 24 Parganas.
- 1.1.2.19 **Developer** shall mean **Realtech Nirman Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Police Station Baguiati, Kolkata-700157, represented by its directors, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) **Sk Nasir**, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.

2. Certification

- 2.1 The Owners, are the co-owners of the Said Property.
- 2.2 The Developer, has the exclusive right of development of the Said Property.
- 2.3 The searches undertaken by me relate to the encumbrances created by acts of parties and recorded in public records but do not extend to the charge created by operation of any law, statutory charge and default of payment of Income Tax dues, other Government dues, dues towards Panchayet rates and taxes.
- 2.4 Some of the searches done were incomplete due to non-availability of records.
- 2.5 Subject To the observations aforesaid, I am of the opinion that the Owners have marketable title to the Said Property and the Developer has the sole right to develop the Said Property.

Aurkojit Chanda
AURKOJIT CHANDA
Advocate
High Court at Calcutta
F/1961/1815 of 2018