

## TITLE CERTIFICATE

Under instructions and on behalf of my Client **Signature Vanijya Private Limited**, I have caused searches to be made in respect of the Said Property (defined below), the sum of my findings are given below.

### 1. Definitions

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

- 1.1. **Said Property:** Land measuring 16 decimal, comprised in R.S./L.R. Dag No. 1052, recorded in L.R. Khatian Nos. 3386 and 3387, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (**PGP**), District North 24 Parganas, West Bengal.
- 1.2. Owners shall mean:
  - 1.2.1. **Imran Realestate Company**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157.
  - 1.2.2. **Imran Realcon Company [PAN - AAEFI5997C]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157.
- 1.3. Developer shall mean:
  - 1.3.1. **Signature Vanijya Private Limited**, 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.

*Aurkojit Chanda*

**2. Certificate**

- 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  
Enrolment No.: F/1961/1815/2016