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TITLE CERTIFICATE

Re: Land measuring 777.3244 (seven hundred and seventy seven point three two four four) decimal, more or less [mutated area 688.9666 (six hundred and eighty eight point nine six six six) decimal, more or less], Mouza Hudarait, J.L. No. 54, Police Station Rajarhat, within Chandpur Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas

Under instructions and on behalf of our Client, **Messieurs PS Primarc Projects LLP**, we have caused due diligence limited to Devolution of Title in respect of the Said Property (defined below) and issued a Title Report dated 23rd April, 2018 (**Title Report**) as per the documents produced before us as mentioned in the said Title Report and this Title Certification is based upon the said Title Report issued by us.

1. Definitions

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

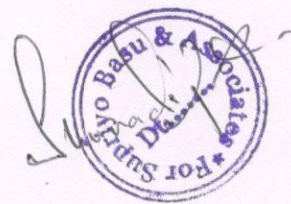
1.1.1 **Said Property** shall mean land measuring 777.3244 (seven hundred and seventy seven point three two four four) decimal [equivalent to 471.11 (four hundred and seventy one point one one) *cottah*], more or less [mutated area 688.9666 (six hundred and eighty eight point nine six six six) decimal, more or less equivalent to 417.5555 (four hundred and seventeen point five five five five) *cottah*, more or less], comprised in R.S./L.R. *Dag* No. 2149, recorded in L.R. *Khatian* Nos. 2502, 2462, 2517, 2464, 2541, 2542 and 2765, *Mouza* Hudarait, J.L. No. 54, Police Station Rajarhat, within Chandpur Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully and collectively described in the **Schedule** below.

1.1.2 **Owners:** shall mean (1) Messieurs Kaushalya Township Private Limited, (2) Messieurs Kaushalya Nirman Private Limited, (3) Messieurs Magnum Infracon Private Limited and (4) Messieurs Orion Abasaan Private Limited.

2. Certification

2.1 We have relied upon the searches caused by Mr. C. P. Kakarania, Advocate. The searches caused by him have not disclosed any encumbrances affecting the Said Property as per his Search Report and our Report is on such representation.

2.2 We would however mention that the searches caused by Mr. C. P. Kakarania, Advocate relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like



- statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 2.3 Some of the searches done were incomplete due to non-availability of records/ information sought for as mentioned therein.
- 2.4 Please take note of the observations and advice in respect of the Said Property as mentioned in the said Title Report.
- 2.5 **Subject To** our observations mentioned in the said Title Report, we certify that the Owners have a marketable title to the Said Property.

**Schedule
(Said Property)**

Land measuring 777.3244 (seven hundred and seventy seven point three two four four) decimal [equivalent to 471.11 (four hundred and seventy one point one one) *cottah*], more or less [mutated area 688.9666 (six hundred and eighty eight point nine six six six) decimal, more or less equivalent to 417.5555 (four hundred and seventeen point five five five five) *cottah*, more or less], comprised in R.S./L.R. *Dag* No. 2149, recorded in L.R. *Khatian* Nos. 2502, 2462, 2517, 2464, 2541, 2542 and 2765, *Mouza* Hudarait, J.L. No. 54, Police Station Rajarhat, within Chandpur Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Said Property is detailed in the Chart below:

Owner	L.R. Khatian No.	Purchased Area (in dec.)	Mutated Area (in dec.)	Converted Area (in dec.)
Kaushalya Township Private Limited	2462 & 2502	522.03	448.931	455 (Housing Complex)
Kaushalya Nirman Private Limited	2517	121.31	105.9758	82 (Housing Complex) 17 (Pukur) 3 (Pukur Paar)
Magnum Infracon Private Limited	2464, 2765 & 2541	90.5444	91.0252	91.39 (Housing Complex)
Orion Abasaan Private Limited	2542	43.44	43.0346	42 (Housing Complex)
Total:		777.3244	688.9666	670.39 (Housing Complex) 17 (Pukur) 3 (Pukur Paar)

Date: 13th August, 2018

Place: Kolkata
For **Supriyo Basu & Associates**

Advocate

