

TITLE REPORT

Under instructions and on behalf of my Client **Signature Vanijya 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 94 (ninety four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* Nos. 1272, 3250, 3251, 3252 and 3253, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat [formerly Bidhannagar (Salt Lake City)], within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**First Property**) **And (2)** Land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 918, recorded in L.R. *Khatian* Nos. 1272, 1446 and 3252, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat [formerly Bidhannagar (Salt Lake City)], within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Second Property**). The First Property and the Second Property **totaling to land measuring 118 (one hundred eighteen) decimal, equivalent to 71 (seventy one) cottah 06 (six) chittack and 11 (eleven) square feet**, more or less.

1.1.2 Owners shall mean:

1.1.2.1 **Calcutta Reality Private Limited** [CIN U29303WB1936PTC008661] formerly known as Calcutta Reality Limited, which was originally incorporated on 24/06/36 under previous company law as The Calcutta Electrical Manufacturing Co. Ltd., a limited company, incorporated under the Companies Act, 2013, having its registered office at 6/2, Queens Park, Post Office Ballygunge, Police Station Ballygunge, Kolkata – 700019.

1.1.2.2 **Biswajit Kumar Biswas**, son of Anil Kumar Biswas, by faith Hindu, by occupation Medical Practitioner, resident of 309, Canal Street, Police Station and Post Office Lake town, Kolkata – 700048. [PAN ADEPB3691B].

1.1.2.3 **Skyscraper Griha Niwas Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9843Q] 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 [PAN AIHPG6508N] and (2) **Sk. Nasir**, son of Late Sheikh Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN ADSPN1335N].

Panchayat, Additional District Sub-Registrar, Rajarhat (formerly Bidhannagar Salt Lake City), District North 24 Parganas.

- 3.1 A.D.S.R., Rajarhat (2012 – 2018)
- 3.2 A.D.S.R., Bidhannagar (1988 – 2012)
- 3.3 D.S.R. I, North 24 Parganas (1988 – 2018)
- 3.4 A.R.A. Kolkata (1988 – 2018)

NOTE: Prior to 2002, for non-electronic documents search reports are based on physical inspection of the Index at the Registration Office.

4. Title

- 4.1 **Ownership of The Calcutta Electrical Manufacturing Co. Ltd.:** By a Deed of Conveyance dated 20th April, 2007, registered in the Office of the District Sub-Registrar - II, North 24 Parganas, Barasat, in Book No. I, CD Volume No. 4, at Pages 10016 to 10038, being Deed No. 03272 for the year 2007, Kailash Mondal, Palash Mondal and Sujit Mondal, sold conveyed and transferred the land measuring 63 (sixty three) decimal, equivalent to 38 (thirty eight) *cottah* 1 (one) *chittack* and 38 (thirty eight) square feet, more or less, out of 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 252, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Addl. Sub-Registration Office Bidhannagar (Salt Lake City), within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, to The Calcutta Electrical Manufacturing Co. Ltd. (Owner No. 3.1 herein) for the consideration mentioned therein. (**First Purchase of First Property**).
- 4.2 **Ownership of The Calcutta Electrical Manufacturing Co. Ltd.:** By a Deed of Conveyance dated 28th May, 2007, registered in the Office of the District Sub-Registrar - II, North 24 Parganas, Barasat, in Book No. I, CD Volume No. 6, at Pages 4473 to 4494, being Deed No. 04101 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee, sold conveyed and transferred the land measuring 3.75 (three point seven five) decimal, equivalent to 2 (two) *cottah* 4 (four) *chittack* and 14 (fourteen) square feet, more or less, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, recorded in L.R. *Khatian* No. 424, *Mouza* Kalikapur, J.L No. 40, Police Station New town (formerly Rajarhat), Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)], within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, being the First Property to The Calcutta Electrical Manufacturing Co. Ltd. (Owner No. 3.1 herein) for the consideration mentioned therein. (**First Purchase of Second Property**).
- 4.3 **Mutation:** The Calcutta Electrical Manufacturing Co. Ltd. mutated its name in the records of Land Revenue Settlement in respect of its the First Purchase of First Property and the First Purchase of Second Property, vide L.R. *Khatian* No. 1272 and has been paying the *khazna* regularly. (**First part of First Property and First part of Second Property**).

Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas, to Oscar Business Private Limited, for the consideration mentioned therein. (**Second Purchase of First Property**).

- 4.10 **Mutation:** Oscar Business Private Limited, mutated its name in the records of Land Revenue Settlement in respect of its Second Purchase of First Property, vide L.R. Khatian No. 1271 and pay the khazna regularly.
- 4.11 **Ownership of Dwarkapati Realtors Private Limited:** By a Deed of Conveyance dated 26th May, 2014 registered in the Office of the Additional District Sub-Registrar Rajarhat, in Book No. I, CD Volume No. 9, at Pages 11998 to 12013, being Deed No. 05969 for the year 2014, Oscar Business Private Limited sold conveyed and transferred demarcated land measuring 10 (ten) decimal out of total Second Purchase of First Property, comprised in R.S./L.R. Dag No. 917, recorded in L.R. Khatian No. 1271, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Dwarkapati Realtors Private Limited, for the consideration mentioned therein.
- 4.12 **Mutation:** Dwarkapati Realtors Private Limited, mutated its name in the records of Land Revenue Settlement in respect of its purchased Property, vide L.R. Khatian No. 2815 and pay the khazna regularly.
- 4.13 **Ownership of Skyscraper Griha Niwas Private Limited:** By a Deed of Conveyance dated 21st February, 2018, registered in the Office of the Additional District Sub-Registrar Rajarhat, Newtown, in Book No. I, Volume No. 1523-2018, at Pages 81032 to 81052, being Deed No. 152302066 for the year 2018, Dwarkapati Realtors Private Limited sold conveyed and transferred demarcated land measuring 10 (ten) decimal, comprised in R.S./L.R. Dag No. 917, recorded in L.R. Khatian No. 2815, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Skyscraper Griha Niwas Private Limited, for the consideration mentioned therein.
- 4.14 **Mutation:** Skyscraper Griha Niwas Private Limited, mutated its name in the records of Land Revenue Settlement in respect of its purchased Property, vide L.R. Khatian No. 3251 and pay the khazna regularly. (**Purchase of Third part of First Property**)
- 4.15 **Ownership of Indivar Citydevelopers Private Limited:** By a Deed of Conveyance dated 26th May, 2014 registered in the Office of the Additional District Sub-Registrar Rajarhat, in Book No. I, CD Volume No. 9, at Pages 11982 to 11997, being Deed No. 05974 for the year 2014, Oscar Business Private Limited sold conveyed and transferred demarcated land measuring 10 (ten) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. Dag No. 917, recorded in L.R. Khatian No. 1271, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Indivar Citydevelopers Private Limited, for the consideration mentioned therein

- 4.23 **Ownership of Pushti Builders Private Limited:** By a Deed of Conveyance dated 26th May 2014 registered in the Office of the Additional District Sub-Registrar Rajarhat, Newtown, in Book No. I, CD Volume No. 9, at Pages 12959 to 12975, being Deed No. 05970 for the year 2014, Oscar Business Private Limited sold conveyed and transferred demarcated land measuring 1 (one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. Dag No. 917, and land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. Dag No. 918, both are recorded in L.R. Khatian No. 1271, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Pushti Builders Private Limited, for the consideration mentioned therein
- 4.24 **Mutation:** Pushti Builders Private Limited, mutated its name in the records of Land Revenue Settlement in respect of its purchased Property, vide L.R. Khatian No. 2816 and pay the khazna regularly.
- 4.25 **Ownership of Skyscraper Vanijya Private Limited:** By a Deed of Conveyance dated 21st February, 2018 registered in the Office of the Additional District Sub-Registrar Rajarhat, Newtown, in Book No. I, Volume No. 1523-2018, at Pages 81093 to 81115, being Deed No. 152302065 for the year 2018, Pushti Builders Private Limited sold conveyed and transferred demarcated land measuring 1 (one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. Dag No. 917, and land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. Dag No. 918, both are recorded in L.R. Khatian No. 1271, Mouza Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas to Skyscraper Vanijya Private Limited, for the consideration mentioned therein
- 4.26 **Mutation:** Skyscraper Vanijya Private Limited, mutated its name in the records of Land Revenue Settlement in respect of its purchased Property, vide L.R. Khatian No. 3252 and pay the khazna regularly.
- 4.27 **Title of the Owners:** In the abovementioned circumstances, the Owners have acquired joint right, title and interest of the Said Property, free from all encumbrances.
- 4.28 **Development Agreements:** With the intention of developing and commercially exploiting their respective land by constructing new building thereon and selling the Flats and other covered and open spaces therein (Flats), the Owners have appointed Signature Vanijya Private Limited, who is also a well-known developer, to develop their respective land and have subsequently entered into 6 (six) agreements, the details of those agreements are given below (collectively Development Agreements).

Sl.No.	Name of the Owners	Date	Registration Office	Book No.	CD Volume No.	Pages	Deed No.
1	Calcutta Reality Pvt. Ltd.	18.01.2017	ADSR, Rajarhat	I	1523-2017	10448 - 10483	152300270 of 2017
2	Biswajit Kumar	07.04.2017	ADSR, Rajarhat	I	1523-2017	78097 - 78124	152302668 of 2017


Ady.
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5. Conclusion

- 5.1 The Owners, are the co-owners of the Said Property.
- 5.2 The Developer, has the exclusive right of development of the Said Property.
- 5.3 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 Municipal rates and taxes.
- 5.4 Some of the searches done were incomplete due to non-availability of records.
- 5.5 Subject To the observations aforesaid, I am of the opinion that the Owners have marketable title to the Said Property and the Developer have the sole right to develop the Said Property.



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Advocate
High Court, Calcutta