



RESPONSALIS

Advocates & Solicitors

Client: HILAND PROJECTS LIMITED

**SEARCH REPORT WITH RESPECT TO PLOTS OF LAND AT
BOLPUR COMPRISED IN MOUZA KAMARPARA (J.L. NO. 131),
VILL. GOPALNAGAR, P.O-DWARANDA, P.S. ILLAMBAZAR,
ILLAMBAZAR GRAM PANCHAYAT, DIST. BIRBHUM, WEST
BENGAL.**

DECEMBER 1, 2017

Privileged and Confidential

**Submitted by:
RESPONSALIS
ADVOCATES & SOLICITORS**

Hiland Projects Limited

A handwritten signature in blue ink, appearing to read "Swarna Senapati", is written over the printed name of the authorized signatory.

Authorised Signatory



RESPONSALIS

—Advocates & Solicitors—

TABLE OF CONTENTS

SL. NO.	BRIEF PARTICULARS	PAGE NOS.
1.	SEARCH REPORT	1
2.	INTRODUCTION	1
3.	LIST OF ANNEXURES & DOCUMENTS REVIEWED	3
4.	OBSERVATIONS ON PLOTS COMPRISED IN SAID PROPERTY	5
5.	DETAILS OF SEARCHING CONDUCTED AT VARIOUS REGISTRY OFFICES	20
6.	COMMENTS & SUGGESTIONS	25



RESPONSALIS

— Advocates & Solicitors —

1. SEARCH REPORT

Important

The Search Report (hereinafter "**Report**") prepared by us and submitted herewith is primarily based on the review of the documents in respect of the said Property (as defined in this Report) as made available to us by the client and the information obtained by us from the B.L.&L.R.O. and D.L.&L.R.O. office for land records and Reports of the Searches conducted by us at local Registry Office/s. The said Report must be read in conjunction with and subject to our observation/s and comment/s mentioned at the appropriate places in the Report. It is pertinent to mention herein that this is a search report reliance whereof is placed upon the documents as provided to us and upon searches conducted at the office of the Additional District Sub-Registrar at Bolpur, District Sub-Registrar's office at Suri, Birbhum and Registrar of Assurances at Kolkata, Copy of up- to-date land revenue (*khajna*) receipts, Details of Mutation of land and copy of the mutation certificate obtained from the office of the B.L.&L.R.O. at Bolpur, Details of Conversion of land and copy of the conversion certificate obtained from the office of the D.L.&L.R.O. at Suri.

2. INTRODUCTION

A. The said Property:

On the basis of Deed of Conveyances provided initially to us by the client and in terms of subsequent searches conducted by us at various Government offices, 1) MR. SUBHAS SARKAR, son of Late Pranabeswar Sarkar and 2) MRS. RATNA SARKAR, wife of Mr. Subhas Sarkar, both by faith Hindu, Indian Citizen, residing at Surul, P.O Santiniketan, Police Station Elambazar, District, Birbhum (hereinafter "**the Owners**"), have jointly purchased plots of land in or about Bolpur admeasuring an area of 11.92 acre comprised in 26 plots/Dags in Mouza Kamarpara, J.L No.131, Police Station Illambazar, District Birbhum, within the Illambazar Gram Panchayat, in the State of West Bengal.

B. General Scope of Work

This Report is prepared for the Client in view of the fact that the Client has entered into transaction with the Owners, in the nature of Development Agreement, Power of Attorney in respect of such Development Agreement, or otherwise entailing investment in respect thereof by the same and Client



RESPONSALIS

— Advocates & Solicitors —

wishes to obtain loan for development of a project thereat by mortgaging the said Property.

Our scope of work in this Report mainly involves the review of the documents as provided to us by HPL and the outcome of our subsequent searches conducted at the office of the Additional District Sub-Registrar at Bolpur, Birbhum, District Sub-Registrar, Birbhum at Suri and the office of the Registrar of Assurances at Kolkata, Copy of up-to-date land revenue receipts, Jurisdictional B.L. & L.R.O. records at Bolpur Collectorate, Birbhum and Jurisdictional D.L. & L.R.O. at Suri, Birbhum, in respect of the said Property.

C. Methodology

Based upon the aforementioned scope of work, we have perused various documents provided to us and various search reports made available to us as stated in this Report.

At the inception we undertook a general study of the copies of purchase deeds by which the Owners have purchased the plots of land (hereinafter referred to as '**Purchase Deeds**'), copies of L.R. Parchas, Conversion Certificates, Tax and *Khazna* receipts and then we proceeded expeditiously with a detailed study in the following manner:

- (i) Analyzing those deeds and documents.
- (ii) Followed with study of the available L.R. Parchas vis-à-vis chain deeds received, in tandem with the present purchase deeds, we presented dag wise share calculation.
- (iii) On the basis of the aforesaid, searching receipts of Additional District Sub-Registry Office Bolpur, District Registry Office Suri, Birbhum and Registrar of Assurances at Kolkata, copy of upto date *Khajna* receipts, copy of the mutation certificate and copy of the conversion certificate as annexure to this Report.
- (iv) We have presented our final findings through appropriate observations and comments as an outcome of this search report and opinion.

D. Scope of Search

The scope of our search is limited by the following general parameters:

- (i) We have assumed that the documents perused by us are copy (ies) of the original version(s).

Page 2

Hiland Projects Limited

Authorised Signatory



RESPONSALIS

Advisors & Solicitors

- (ii) We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
- (iii) The decision of proceeding with any transaction with respect the said Property or entering into any agreement / arrangement with the present owner/s of the said Property lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client should (or should not) enter into any transaction with respect to the said Property.
- (iv) We have taken due care in preparation of the Report. However, we shall not be responsible or in any way held liable, in the event of any loss and/ or damage suffered by the Client on account of this Report.
- (v) The Report is solely for the benefit of the Client and no other person(s) shall, except with our consent shall rely on the Report or any part thereof.

3. LIST OF ANNEXURES & DOCUMENTS REVIEWED

- Encl – A Photocopy of the 25 numbers of Deed of Conveyances enclosed. Original Deeds reviewed.
- Encl – B Photocopy of the Development Agreement dated 12th day of March, 2014 registered in Book I, CD Vol No.2, pages 8725 to 8767 being No.01032 for the year 2014 in the office of the Additional Registrar of Assurances-III, Kolkata. Original reviewed.
- Encl – C Photocopy of the Supplementary Agreement dated 23rd day of October, 2017 registered in Book I, CD Vol No.1903-2017, pages 83885 to 83918 being No.2522 for the year 2017 in the office of the Additional Registrar of Assurances-III, Kolkata. Original reviewed.
- Encl – D Photocopy of the Power of Attorney dated 23rd day of October, 2017 registered in Book IV, CD Vol No.1903-2017, pages 151516 to 151549 being No.5905 for the year 2017 in the office of the Additional Registrar of Assurances-III, Kolkata authorizing in



RESPONSALIS

respect of 11.92 acre of land. Original reviewed.

- Encl – E Photocopy of the L.R.ROR (Porcha) issued by the B.L. & L.R.O in the name of the present recorded Owners namely Sri. Subhas Sarkar and Smt. Ratna Sarkar in LR Khatian No.563 & 564 respectively, Certified copy reviewed.
- Encl – F Photocopy of the Conversion order of land from Baid to Bastu/Housing Complex has duly been granted by the D.L & L.R.O Birbhum in favour of the said Owners. Original reviewed.
- Encl – G Photocopy of the Panchayat Tax Receipt of Illambazar Gram Panchayat. Original reviewed.
- Encl – H Photocopy of the Govt. Khazna/Rent Receipt. Original reviewed.
- Encl – I Receipts towards fees paid issued by District Sub-Registrar, Suri, Additional District Sub-Registrar, Bolpur and Registrar of Assurances, Kolkata for conducting searches for the period between 2012 to 2017 in the records of Index – II with the reference of all the Dags;
- Encl. – J Photocopy of the letter Memo No.1655/I/GENL/B.P./BZP dated 11/08/2016 from the Birbhum Zilla Parishad regarding issuance of the Sanctioned Plan.
- Encl. – K The Memorandum of Article of Association of Hiland Projects Ltd.
- Encl. – L Original receipt copy of searching made before DSR Suri, ADSR Bolpur and RA Kolkata in respect of the above mentioned property.

(This Space has been intentionally left blank)

Hiland Projects Limited

Authorised Signatory



RESPONSALIS

Advocates & Solicitors

4. OUR DAG WISE SIGNIFICANT OBSERVATIONS ON STUDY OF L.R. RECORDS, DEEDS, CHAIN DEEDS SUPPLIED TO US, CONVERSION CERTIFICATES AND SEARCH REPORTS OBTAINED FROM RELEVANT GOVERNMENT OFFICES IN RESPECT OF PLOTS OF LAND COMPRISED IN MOUZA - KAMARPARA (J.L. NO 131).

SR. NO.	DAG NO.	LAND PURCHASED (ACRE)	OUR SIGNIFICANT OBSERVATIONS ON PURCHASE AND SEARCH REPORTS
1.	344	0.05	<p>By a Deed of Conveyance made between one Khondekar Nurul Absar, Khondekar Nafijul Haque, Khondekar Nur Mahammad, Matina Begam and Sakina Saiyad therein described as the vendors of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 8889 for the year 2014, the said Khondekar Nurul Absar, Khondekar Nafijul Haque, Khondekar Nur Mahammad, Matina Begam and Sakina Saiyad for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 344, in the said land, free from all encumbrances.</p> <p>The area of land purchased has already been mutated in the name of Subhas Sarkar and has been converted.</p>
2.	346	0.35	<p>By a Deed of Conveyance made between one Sudhir Karmakar therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 3064 for the year 2015, the said Sudhir Karmakar for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 346, free from all encumbrances.</p>

The entire area of land purchased has been

Page 5

Hiland Projects Limited

Authorised Signatory



RESPONSALIS

Advisors & Solicitors

mutated in the name of Subhas Sarkar and has been converted.

3. 347 0.77

By a Deed of Conveyance made between one Jagannath Mukherjee therein described as the vendor of the one part and the said Ratna Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 368 for the year 2015, the said Jagannath Mukherjee for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Ratna Sarkar ALL THAT his shares of land admeasuring an area of 0.385 acre comprising in L.R. Dag No. 347, in the said land, free from all encumbrances.

By another Deed of Conveyance made between one Pratima Paul therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 4414 for the year 2014, the said Pratima Paul for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT her shares of land admeasuring an area of 0.385 acre comprising in L.R. Dag No. 347, in the said land, free from all encumbrances.

0.77 acre of land has been mutated in the name of Subhas Sarkar and Ratna Sarkar but conversion has happened for 0.76 acre.

4. 350 2.21

By a Deed of Conveyance made between one Bijay Kumar Paul, Ajay Kumar Paul and Sanjay Kumar Paul therein described as the vendors of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 4415 for the year 2014, the said Bijay Kumar Paul, Ajay Kumar Paul and Sanjay Kumar Paul for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 350, in

Page 6

Hiland Projects Limited

Authorized Signatory



RESPONSALIS

— Advocates & Solicitors —

the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

5. 361 0.04 By a Deed of Conveyance made between one Khondekar Nurul Absar, Khondekar Nafijul Haque, Khondekar Nur Mohammad, Matina Begam and Sakina Saiyad therein described as the vendors of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 8888 for the year 2014, the said Khondekar Nurul Absar, Khondekar Nafijul Haque, Khondekar Nur Mohammad, Matina Begam and Sakina Saiyad for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 361, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

6. 362 0.04 By a Deed of Conveyance made between one Sk. Zamirul Haque therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 4417 for the year 2014, the said Zamirul Haque for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 362, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

7. 363 0.39 By a Deed of Conveyance made between one Prabhat Karmakar therein described as the vendor of the one part and the said Subhas Sarkar,

Page 7

Hiland Projects Limited

Authorised Signatory



RESPONSALIS

Advocates & Solicitors

therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 2461 for the year 2014, the said Prabhat Karmakar for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 363, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

8. 364 0.20

By a Deed of Conveyance made between one Prabhat Karmakar therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 2461 for the year 2014, the said Prabhat Karmakar for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 364, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

9. 365 0.225

By a Deed of Conveyance made between one Sk. Zamirul Haque therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 2455 for the year 2015, the said Sk. Zamirul Haque for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land admeasuring an area of 0.15 acre, comprising in L.R. Dag No. 365, in the said land, free from all encumbrances.

By another Deed of Conveyance made between one Sk. Azizul Haque therein described as the

Page 8

Hiland Projects Limited

Authorised Signatory



RESPONSALIS

vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 2458 for the year 2015, the said Sk. Azizul Haque for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land admeasuring an area of 0.075 acre, comprising in L.R. Dag No. 365, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar but conversion has happened for 0.23 acre.

10. 366 0.74

By a Deed of Conveyance made between one Liakat Ali therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 1678 for the year 2015, the said Liakat Ali for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 366, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

11. 367 2.84

By a Deed of Conveyance made between one Samsuddin Mondal and Bholanath Bauri therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3443 for the year 2001, the said Samsuddin Mondal and Bholanath Bauri for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land admeasuring an area of 0.26 acre, comprising in L.R. Dag No. 367, in



RESPONSALIS

Advocates & Solicitors

the said land, free from all encumbrances.

By a Deed of Conveyance made between one Jagannath Baen (Das), Sristidhar Baen (Das), Bhudhadeb Baen (Das), Gurudasi Baen (Das) and Lakshmi Baen (Das) therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3525 for the year 2001, the said Jagannath Baen (Das), Sristidhar Baen (Das), Bhudhadeb Baen (Das), Gurudasi Baen (Das) and Lakshmi Baen (Das) for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land admeasuring an area of 1.77 acre, comprising in L.R. Dag No. 367, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Sannyasi Baen therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3526 for the year 2001, the said Sannyasi Baen for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land admeasuring an area of 0.055 acre comprising in L.R. Dag No. 367, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Babulal Baen therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3527 for the year 2001, the said Babulal Baen for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land admeasuring an area of 0.025 acre, comprising in L.R. Dag No. 367, in the said land,



RESPONSALIS

Advocates & Solicitors

free from all encumbrances.

By a Deed of Conveyance made between one Narugopal Baen therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 4010 for the year 2008, the said Narugopal Baen for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land admeasuring an area of 0.0833 acre, comprising in L.R. Dag No. 367, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Sk. Rezaul Haque and Sk. Alaul Haque therein described as the vendors of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 3425 for the year 2014, the said Sk. Rezaul Haque and Sk. Alaul Haque for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT their shares of land admeasuring an area of 0.56 acre, comprising in L.R. Dag No. 367, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Sk. Rezaul Haque, Sk. Alaul Haque, Maneja Bibi, Manija Bibi and Lutfunnessa Mondal therein described as the vendors of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 3426 for the year 2014, the said Sk. Rezaul Haque, Sk. Alaul Haque, Maneja Bibi, Manija Bibi and Lutfunnessa Mondal for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT their shares of land admeasuring an area of 0.24 acre, comprising in L.R. Dag No. 367, in the said land, free from all encumbrances.

Hiland Projects Limited

Page 11


Authorized Signatory



RESPONSALIS

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar has been converted.

12. 368 0.59

By a Deed of Conveyance made between one Sk. Rezaul Haque, Sk. Alaul Haque, Maneja Bibi, Manija Bibi and Lutfunnessa Mondal therein described as the vendors of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 3426 for the year 2014, the said Sk. Rezaul Haque, Sk. Alaul Haque, Maneja Bibi, Manija Bibi and Lutfunnessa Mondal for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 368, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

13. 371 0.60

By a Deed of Conveyance made between one Sk. Kohinoor, Sk. Jalenu, Sk. Nazerul, Sk. Jamerul, Farsima Bibi, Zaria Bibi, Azema Bibi, Sk. Liakat, Sk. Kawsar, Sk. Alamad, Sk. Nasiruddin, Sk. Nizamuddin and Sk. Sanaulla therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5261 for the year 2000, the said Sk. Kohinoor, Sk. Jalenu, Sk. Nazerul, Sk. Jamerul, Farsima Bibi, Zaria Bibi, Azema Bibi, Sk. Liakat, Sk. Kawsar, Sk. Alamad, Sk. Nasiruddin, Sk. Nizamuddin and Sk. Sanaulla for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 371, in the said land, free from all encumbrances.

The entire area of land purchased has been



RESPONSALIS

mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

14. 523 0.61 By a Deed of Conveyance made between one Aeyba Bibi, Rashid Molla, Momena Khatun, Mamtaz Khatun, Rafiqul Molla, Safiqul Molla, Kaneja Bibi, Zakir Molla, Zamir Molla, Amir Molla, Zanebali Bibi, Sk. Nurshad, Aakshova Begam and Nurshova Begam therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5211 for the year 2000, the said Aeyba Bibi, Rashid Molla, Momena Khatun, Mamtaz Khatun, Rafiqul Molla, Safiqul Molla, Kaneja Bibi, Zakir Molla, Zamir Molla, Amir Molla, Zanebali Bibi, Sk. Nurshad, Aakshova Begam and Nurshova Begam for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 523, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

15. 524 0.05 By a Deed of Conveyance made between one Sk. Mortaja and Shahajadi Bibi therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3869 for the year 2001, the said Sk. Mortaja and Shahajadi Bibi for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 524, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.



RESPONSALIS

—Advocates & Solicitors—

16. 525 0.16 By a Deed of Conveyance made between one Sk. Kawsar Ali therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5370 for the year 2000, the said Sk. Kawsar Ali for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 525, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

17. 526 0.04 By a Deed of Conveyance made between one Sk. Kawsar Ali therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5370 for the year 2000, the said Sk. Kawsar Ali for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land comprising in L.R. Dag No. 526, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

18. 527 0.23 By a Deed of Conveyance made between one Sk. Jalaluddin and Sk. Alauddin therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5260 for the year 2000, the said Sk. Jalaluddin and Sk. Alauddin for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R.



RESPONSALIS

Dag No. 527, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

19. 347/1089 0.43

By a Deed of Conveyance made between one Sudhir Karmakar therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 3064 for the year 2015, the said Sudhir Karmakar for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land admeasuring an area of 0.01 acre, comprising in L.R. Dag Nos. 347/1089, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Ajit Karmakar therein described as the vendor of the one part and the said Subhas Sarkar, therein described as the purchaser of the other part and registered with the A.D.S.R. Bolpur, Being no. 4416 for the year 2014, the said Ajit Karmakar for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar ALL THAT his shares of land admeasuring an area of 0.42 acre, comprising in L.R. Dag No. 347/1089, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and has been converted.

20. 527/1063 0.175

By a Deed of Conveyance made between one Sk. Jalaluddin and Sk. Alauddin therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5260 for the year 2000, the said Sk. Jalaluddin and Sk. Alauddin for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour



RESPONSALIS

Advocates & Solicitors

of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land admeasuring an area of 0.13 acre, comprising in L.R. Dag No. 527/1063, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Sannyasi Baen therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3526 for the year 2001, the said Sannyasi Baen for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land admeasuring an area of 0.0425 acre, comprising in L.R. Dag No. 527/1063, in the said land, free from all encumbrances.

By a Deed of Conveyance made between one Babulal Baen therein described as the vendor of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 3527 for the year 2001, the said Babulal Baen for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT his shares of land admeasuring an area of 0.0025 acre, comprising in L.R. Dag No. 527/1063, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

21. 527/1109 0.18

By a Deed of Conveyance made between one Sk. Jalaluddin and Sk. Alauddin therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5260 for the year 2000, the said Sk. Jalaluddin and Sk. Alauddin for valuable consideration therein after mentioned



RESPONSALIS

Advocates & Solicitors

sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 527/1109, in the said land, free from all encumbrances.

The entire plot of land comprised in this Dag admeasures an area of 0.21 acre but 0.3 acre of land has been acquired by the Government for road construction.

The area of land which has been purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

22. 527/1110 0.045

By a Deed of Conveyance made between one Sk. Jalaluddin and Sk. Alauddin therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5260 for the year 2000, the said Sk. Jalaluddin and Sk. Alauddin for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R. Dag No.527/1110 in the said land, free from all encumbrances.

The entire plot of land comprised in this Dag admeasures an area of 0.06 acre but 0.015 acre of land has been acquired by the Government for road construction.

The area purchased under this Dag has been mutation in the name of Subhas Sarkar and Ratna Sarkar and conversion has happened for 0.04 acre of land only.

23. 527/1111 0.21

By a Deed of Conveyance made between one Rafiqul Molla, Safiqul Molla, Zakir Molla, Zamir Molla and Rasid Molla therein described as the vendors of the one part and one Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5210 for the year



RESPONSALIS

Advocates & Solicitors

2000, the said Rafiqul Molla, Safiqul Molla, Zakir Molla, Zamir Molla and Rasid Molla for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares being L.R. Dag No. 527/1111 in the said land, free from all encumbrances.

The entire plot of land comprised in this Dag admeasures an area of 0.24 acre but 0.03 acre has been acquired by the Government for road construction.

The area purchased under this Dag has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

24. 527/1112 0.26

By a Deed of Conveyance made between one Rafiqul Molla, Safiqul Molla, Zakir Molla, Zamir Molla and Rasid Molla therein described as the vendors of the one part and one Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5210 for the year 2000, the said Rafiqul Molla, Safiqul Molla, Zakir Molla, Zamir Molla and Rasid Molla for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares being L.R. Dag No. 527/1112, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

25. 527/1113 0.205

By a Deed of Conveyance made between one Sk. Jalaluddin and Sk. Alauddin therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5260 for the year 2000, the said Sk. Jalaluddin and Sk. Alauddin for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL



RESPONSALIS

Advocates & Solicitors

THAT their shares of land comprising in L.R. Dag No. 527/1113, in the said land, free from all encumbrances.

The entire plot of land comprised in this Dag admeasures an area of 0.23 acre but 0.025 acre of land has been acquired by the Government for road construction. However, mutation has been done in the name of Subhas Sarkar and Ratna Sarkar and conversion has happened for 0.21 acre of land only.

26. 527/1115 0.29

By a Deed of Conveyance made between one Sk. Jalaluddin and Sk. Alauddin therein described as the vendors of the one part and the said Subhas Sarkar and Ratna Sarkar, therein described as the purchasers of the other part and registered with the A.D.S.R. Bolpur, Being no. 5260 for the year 2000, the said Sk. Jalaluddin and Sk. Alauddin for valuable consideration therein after mentioned sold, conveyed and transferred unto and in favour of the said Subhas Sarkar and Ratna Sarkar ALL THAT their shares of land comprising in L.R. Dag No. 527/1115, in the said land, free from all encumbrances.

The entire area of land purchased has been mutated in the name of Subhas Sarkar and Ratna Sarkar and has been converted.

(This Space has been intentionally left blank)

Hiland Projects Limited

Authorised Signatory



RESPONSALIS

Advocates & Solicitors

5. SEARCHES CONDUCTED AT VARIOUS REGISTRY OFFICES

5.1 We have caused searches in the records of Index - II for 30 (thirty) years in the records of DSR Suri, ADSR Bolpur and RA Kolkata in the manner following:

(a) Search item/search reference in respect of the said Property in the records of Index – II of ADSR Bolpur have been searched with the following reference:

SL No.	PROPERTY REFERENCE/SEARCH ITEM	ENTRIES FOUND IN THE RECORDS OF ADSR BOLPUR
1	Dag No. 344	(i) Book No. I, Vol. No. 27, Pg. 4549 - 4563, Deed No. 8889 of 2014;
2	Dag No. 346	(i) Book No. I, Vol. No. 10, Pg. 787 - 799, Deed No. 3064 of 2015;
3	Dag No. 347	(i) Book No. I, Vol. No. 13, Pg. 3929 - 3940, Deed No. 4414 of 2014; (ii) Book No. I, Vol. No. 2, Pg. 398 - 408, Deed No. 368 of 2015;
4	Dag No. 350	(i) Book No. I, Vol. No. 13, Pg. 3941 - 3954, Deed No. 4415 of 2014;
5	Dag No. 361	(i) Book No. I, Vol. No. 27, Pg. 4529 - 4548, Deed No. 8888 of 2014;
6	Dag No. 362	(i) Book No. I, Vol. No. 13, Pg. 3967 - 3982, Deed No. 4417 of 2014;
7	Dag No. 363	(i) Book No. I, Vol. No. 8, Pg. 810 - 819, Deed No. 2461 of 2014;
8	Dag No. 364	(i) Book No. I, Vol. No. 8, Pg. 810 - 819, Deed No. 2461 of



RESPONSALIS

—Advocates & Solicitors—

		2014;
9	Dag No. 365	(i) Book No. I, Vol. No. 8, Pg. 1310 - 1321, Deed No. 2455 of 2015; (ii) Book No. I, Vol. No. 8, Pg. 1351 - 1362, Deed No. 2458 of 2015;
10	Dag No. 366	(i) Book No. I, Vol. No. 5, Pg. 4128 - 4139, Deed No. 1678 of 2015;
11	Dag No. 367	(i) Book No. I, Vol. No. 40, Pg. 375 - 380, Deed No. 3443 of 2001; (ii) Book No. I, Vol. No. 41, Pg. 385 - 392, Deed No. 3525 of 2001; (iii) Book No. I, Vol. No. 41, Pg. 393 - 398, Deed No. 3526 of 2001; (iv) Book No. I, Vol. No. 41, Pg. 399 - 402, Deed No. 3527 of 2001; (v) Book No. I, Vol. No. 11, Pg. 3049 - 3072, Deed No. 4010 of 2008; (vi) Book No. I, Vol. No. 10, Pg. 4877 - 4886, Deed No. 3425 of 2014; (vii) Book No. I, Vol. No. 10, Pg. 4887 - 4904, Deed No. 3426 of 2014;
12	Dag No. 368	(i) Book No. I, Vol. No. 10, Pg. 4887 - 4904, Deed No. 3426 of 2014;
13	Dag No. 371	(i) Book No. I, Vol. No. 62, Pg. 53 - 60, Deed No. 5261 of 2000;
14	Dag No. 523	(i) Book No. I, Vol. No. 61, Pg. 225 - 234, Deed No. 5211 of 2000;
15	Dag No. 524	(i) Book No. I, Vol. No. 46, Pg.



RESPONSALIS

— Associates & Solicitors —

		11 - 14, Deed No. 3869 of 2001;
16	Dag No. 525	(i) Book No. I, Vol. No. 64, Pg. 547 - 562, Deed No. 5370 of 2000;
17	Dag No. 526	(i) Book No. I, Vol. No. 64, Pg. 547 - 562, Deed No. 5370 of 2000;
18	Dag No. 527	(i) Book No. I, Vol. No. 62, Pg. 47 - 52, Deed No. 5260 of 2000;
19	Dag No. 347/1089	(i) Book No. I, Vol. No. 13, Pg. 3955 - 3966, Deed No. 4416 of 2014; (ii) Book No. I, Vol. No. 10, Pg. 787 - 799, Deed No. 3064 of 2015;
20	Dag No. 527/1063	(i) Book No. I, Vol. No. 62, Pg. 47 - 52, Deed No. 5260 of 2000; (ii) Book No. I, Vol. No. 41, Pg. 393 - 398, Deed No. 3526 of 2001; (iii) Book No. I, Vol. No. 41, Pg. 399 - 402, Deed No. 3527 of 2001;
21	Dag No. 527/1109	(i) Book No. I, Vol. No. 62, Pg. 47 - 52, Deed No. 5260 of 2000;
22	Dag No. 527/1110	(i) Book No. I, Vol. No. 62, Pg. 47 - 52, Deed No. 5260 of 2000;
23	Dag No. 527/1111	(i) Book No. I, Vol. No. 61, Pg. 219 - 224, Deed No. 5210 of 2000;
24	Dag No. 527/1112	(i) Book No. I, Vol. No. 61, Pg. 219 - 224, Deed No. 5210 of 2000;
25	Dag No. 527/1113	(i) Book No. I, Vol. No. 62, Pg. 47 - 52, Deed No. 5260 of 2000;
26	Dag No. 527/1115	(i) Book No. I, Vol. No. 62, Pg. 47 - 52, Deed No. 5260 of 2000;



(b) Search item/search reference in respect of the said Property in the records of Index – II of DSR Birbhum have been searched with the following reference:

SL. No.	PROPERTY REFERENCE/SEARCH ITEM	ENTRIES FOUND IN THE RECORDS OF ADSR BOLPUR
1	Dag No. 344	No entry found
2	Dag No. 346	No entry found
3	Dag No. 347	No entry found
4	Dag No. 350	No entry found
5	Dag No. 361	No entry found
6	Dag No. 362	No entry found
7	Dag No. 363	No entry found
8	Dag No. 364	No entry found
9	Dag No. 365	No entry found
10	Dag No. 366	No entry found
11	Dag No. 367	No entry found
12	Dag No. 368	No entry found
13	Dag No. 371	No entry found
14	Dag No. 523	No entry found
15	Dag No. 524	No entry found
16	Dag No. 525	No entry found
17	Dag No. 526	No entry found
18	Dag No. 527	No entry found
19	Dag No. 347/1089	No entry found
20	Dag No. 527/1063	No entry found
21	Dag No. 527/1109	No entry found
22	Dag No. 527/1110	No entry found
23	Dag No. 527/1111	No entry found
24	Dag No. 527/1112	No entry found
25	Dag No. 527/1113	No entry found
26	Dag No. 527/1115	No entry found



RESPONSALIS

Advocates & Solicitors

(c) Search item/search reference in respect of the said Property in the records of Index – II of RA Kolkata have been searched with the following reference:

SL No.	PROPERTY REFERENCE/SEARCH ITEM	ENTRIES FOUND IN THE RECORDS OF ADSR BOLPUR
1	Dag No. 344	No entry found
2	Dag No. 346	No entry found
3	Dag No. 347	No entry found
4	Dag No. 350	No entry found
5	Dag No. 361	No entry found
6	Dag No. 362	No entry found
7	Dag No. 363	No entry found
8	Dag No. 364	No entry found
9	Dag No. 365	No entry found
10	Dag No. 366	No entry found
11	Dag No. 367	No entry found
12	Dag No. 368	No entry found
13	Dag No. 371	No entry found
14	Dag No. 523	No entry found
15	Dag No. 524	No entry found
16	Dag No. 525	No entry found
17	Dag No. 526	No entry found
18	Dag No. 527	No entry found
19	Dag No. 347/1089	No entry found
20	Dag No. 527/1063	No entry found
21	Dag No. 527/1109	No entry found
22	Dag No. 527/1110	No entry found
23	Dag No. 527/1111	No entry found
24	Dag No. 527/1112	No entry found
25	Dag No. 527/1113	No entry found
26	Dag No. 527/1115	No entry found



RESPONSALIS

Advocates & Solicitors

5. COMMENTS & SUGGESTIONS

Land details:

Total No. of Dags - 26 Nos.

Area of land purchased by the Owners - 11.92 Acre

Area of land mutated in the name of the Owners - 11.92 Acre

Area of land converted from Baid to Bastu/Housing Complex : 11.92 Acre

Search of Registry Records:

Upon searches in the Registry records at DSR Suri, ADSR Bolpur and RA Kolkata for the period of 1987 to 2017 i.e. 30 years no adverse findings / entries could be observed.

Documents executed by Client/HPL:

The Owners and HPL have entered into a Development Agreement dated 12th day of March, 2014 which was executed and registered in Book I, CD Vol No.2, pages 8725 to 8767 being No.01032 for the year 2014 in the office of the Additional Registrar of Assurances-III, Kolkata.

The Owners and HPL have entered into a Supplementary Agreement dated 23rd day of October, 2017 which was executed and registered in Book I, CD Vol No.1903-2017, pages 83885 to 83918 being No.2522 for the year 2017 in the office of the Additional Registrar of Assurances-III, Kolkata.

The Owners have executed a Power of Attorney in favour of HPL dated 23rd day of October, 2017 which was executed and registered in Book IV, CD Vol No.1903-2017, pages 151516 to 151549 being No.5905 for the year 2017 in the office of the Additional Registrar of Assurances-III, Kolkata.

Hiland Projects Limited

Authorised Signatory



Land Acquisition:

Some area of land in L.R. Dag Nos. 527/1109, 527/1110, 527/1111 and 527/1113 measuring about 0.03 acre, 0.015 acre, 0.03 acre and 0.025 acre has been acquired by the State of West Bengal.

B.L. & L.R.O. Records:

The names of the present Owners, namely, Sri. Subhas Sarkar and Smt. Ratna Sarkar has been recorded in the L.R. ROR (Porcha) in L.R. Khatian No. 563 & 564 respectively.

Conversion of land from Baid to Bastu/Housing Complex has duly been granted by the D.L & L.R.O Birbhum in favour of the said Owners.

It has been found from the records that in respect of L.R. Dag Nos. 347 land measuring about 0.77 acre has been mutated but conversion has happened for 0.76 acre only although the total share of land has been recorded in the names of the present owners. In respect of land comprised in L.R. Dag No. 367 total land is about 2.88 acre whereas area purchased is 2.99 acre. However only 2.84 acre of land has been mutated and converted.

Land Tax payment:

Perused the Property Tax Receipt of Illambazar Gram Panchayat and the Govt. Khazna/Rent Receipt.



Our Opinion:

On the basis of available records, we could deduce that 1) Mr. Subhas Sarkar and 2) Mrs. Ratna Sarkar is the absolute owners of the above mentioned land which is free from all encumbrances, charges, liabilities, attachment of any kind whatsoever but subject to ULC clearance, if required, and the said Property has a clear, free and marketable title and is fit for equitable mortgage.

Date: November 8, 2017
Kolkata

For RESPONSALIS

PUNYABRATA MOHANTI
PARTNER

Hiland Projects Limited

Authorised Signatory

Disclaimer: This document is based solely upon the information and documents received from various sources and upon personal and review of the same. We shall not take any responsibility for any human error committed by any agency or person and our liability is limited to the extent of the amount of professional fees received. This document is not meant to be cited in a court of law and is based on our reasonable examination, interpretation and understanding of the law as on the present date. We shall not be held liable in case of any contrary view being taken by any Court of Law.