



Kashi Niket, Flat No. 5B [5th Floor], 190/C, Manicktala Main Road, Kankurgachi, Kolkata - 700 054

Dated : 31.01.2018

TO WHOM IT MAY CONCERN

Perused the Xerox copy of Registered Deed of Conveyance along with proposed Plan dated 06.11.2017 executed by Sri Suraj Kumar Shaw, Smt. Kiran Shaw, Smt. Usha Shaw, Sri Ashok Kumar Sarawagi and Smt. Anita Srivastava as vendor in favour of M/s SNL Realty Infra Pvt. Ltd. as Purchaser/ Power of Attorney holder in respect of all that piece and parcel of land measuring 3.60 acre more or less together with tile shaded structure standing thereon, comprising at layout Plot No As per Annexure 1R.S. & L.R. Dag No. As per Annexure 1, under the Khatian No. As per Annexure 1, situated and lying at Mouza Chandandah, J.L. No. 37, P.S. Bishnupur, District: 24 Parganas (South) and entered in the Deed No and Being No. As per Annexure 2A and entered into the Joint Venture Agreement and Power of Attorney. As per Annexure 2B, in the office of the Sub Registrar at Bishnupur.

Perused the report prepared by Mr. Samir Mallick, Advocate, Sandersons 85 Morgans, certifying therein that 'the aforesaid land is free from all encumbrances and M/s SNL Realty Infra Pvt. Ltd. have got good clear and marketable title to the land so purchased by the said company.

Verified the Xerox copies of the following documents:

1. Porcha showing the name of M/s SNL Realty Infra Pvt. Ltd, Suraj Kumar Shaw, Kiran Shaw, Usha Shaw, Anita Srivastava and Ashok Kumar Sarawagi issued by office of Land and Land Reforms Department on:

NAME	DATE
Suraj Kumar Shaw	30.08.2017
Kiran Shaw	10.05.2017
Usha Shaw	30.05.2017
Anita Srivastava	25.08.2017
Ashok Kumar Sarawagi	25.08.2017
SNL Realty Infra Pvt. Ltd.	06.06.2017

*Pinaki Narayan Ganguly*  
Govt. Pleader  
City Civil Court, Calcutta

**CHAMBERS :**

10, K. S. Roy Road, 2nd Floor, Room No. 33 (Day time), 24B, Vivekananda Road, Kolkata - 7  
Mobile : 97480 64896, 94331 64896, Chamber : 2273 7955, Resi. 2364 9236



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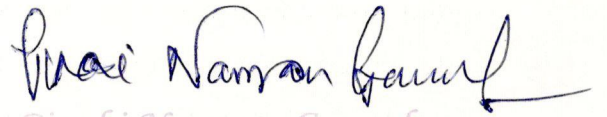
2. Khajna Receipts in the name of M/s SNL Realty Infra Pvt. Ltd, Suraj Kumar Shaw, Kiran Shaw, Usha Shaw, Anita Srivastava and Ashok Kumar Saravvagi issued by the office of Land and Land Reforms Department on

NAME	DATE
Suraj Kumar Shaw	30.08.2017
Kiran Shaw	10.05.2017
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Ashok Kumar Sarawagi	25.08.2017
SNL Realty Infra Pvt. Ltd.	06.06.2017

3. Original affidavit dated 01.12.2017 by Sri Manideep Srivastava as the Managing Director of M/s SNL Realty Infra Pvt. Ltd. before the Notary Public at Alipore declaring that the said company having its absolute right, title and interest and possession and the power of attorney holder over the purchased above mentioned property. Since no court paper or order from any competent court as to whether any litigation is pending in connection with lands is placed before me the report is on the basis of documents and searching of entries at Registration Offices.

The title of the aforesaid land of M/s SNL Realty Infra Pvt. Ltd. seems to me to be prima Facie marketable on the basis of the papers submitted to be as aforesaid.

Dated 31.1.2018

  
Pinaki Narayan Ganguly  
Govt. Pleader  
City Civil Court, Calcutta

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<b>ANNEXURE 1</b>			
<b>List of Plot/Daq Mo. &amp; Khatian Mo. with Area</b>			
<u>Name</u>	<u>Khatian No.</u>	<u>Plot/Daq No.</u>	<u>Area f in Acre)</u>
Usha Shaw	2830	504	0.09
		512	0.11
		514	0.12
		515	0.1
Kiran Shaw	2832	510	0.35
		513	0.1
		518	0.24
		510/1987	0.25
Suraj Kumar Shaw	2831	503	0.12
		504	0.21
		505	0.13
		511	0.08
Anita Srivasatava	2902	518	0.24
Ashok Kumar Sarawagi	2904	518	0.29
SNL Realty Infra Pvt. Ltd.	2850	510	1
		510/1988 J	0.17

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**ANNEXURE 2A**

<b>List of Deeds/Being Mo.</b>	
<b>Name</b>	<b>Deed No</b>
Suraj Kumar Shaw	1048 of year 1996
	3229 of the year 1995 and deed no 1049 of the year 1996
	2620 of the year 1997 and deed No 3090 of the year 1997
Usha Shaw	2380 of the year 1995
	3228 of the year 1995
Kiran Shaw	299 of the year 2005 and deed no 680 for the year 2000
	238 of the year 2005
	300 of the year 2005 and deed no 2563 for the year 2001
	301 for the year 2005
Ashok Kumar Sarawac[i_	1-1613-03552/2017 j
Anita Srivastava	1-1613-03553/2017
SNL Realty infra Pvt. Ltd.	1-1613-06187/2016
	1-1613-06189/2016
	1-1613-06188/2016
	1-1613-06190/2016

**ANNEXURE 2B**

<b>List of JV &amp; Power of Attorney</b>	
<b>Title</b>	<b>Agreement No.</b>
Joint Venture Agreement	1-1613-01211/2017
Power of Attorney	5-1613-01074/2017

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