

**S.PRANOYSHUBHRA**  
Advocate, High Court, Calcutta

C/o. Saraogi & Co.  
Advocates  
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Kolkata-700001  
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**Messrs. Simplexinfra Technopark LLP,**  
27, Shakespeare Sarani,  
Kolkata- 700 017

Re: Pieces and parcel of land measuring an area of 1.50 (one point five zero) acres viz 90.7546 Cottahs (Out of 3 Acres or 181.5092 Cottahs in Plot No. 6, Block DP) being Plot No.6 in Block No DP in Sector V of Bidhannagar in the District of North 24 Parganas, Police Station Bidhannagar (hereinafter referred to as "the **said Land**")

Pursuant to your instructions, we have caused searches at the following Registration Offices in respect of the aforesaid land:

- i. Registrar of Assurances, Kolkata,
  - ii. District Registrar, Barasat
  - iii. Sub-Registrar, Bidhanagar,
- all in Index-II for the years 2005 to 2018

**TITLE:**

Based on and after considering the photocopies of the documents of title produced, the representations made by you, as also the searches caused by Searcher at the abovenamed registration offices, the broad facts appears to be as follows:

- A. By a Deed of Lease (hereinafter referred to as "Original Lease") dated 12<sup>th</sup> February, 1996 made between the Governor of the State of West Bengal (Lessor) of the One Part and West Bengal Electronics Industry Development Corporation Limited (Lessee) of the Other Part and registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake, in Book No.I, Being No. 496 for the year 1996, the Governor of State of West Bengal granted and demised unto West Bengal Electronics Industry Development Corporation Limited the land measuring an area of 181.5092 Cottahs viz 3 acres more or less in Plot No. 6, Block No. DP in Sector V of Bidhannagar in the District of North 24-Parganas, Police Station Bidhannagar for a period of 999 years for setting up of different units of Electronic Industry and on other terms and conditions therein mentioned.
- B. By a Sub-Lease dated 5<sup>th</sup> July, 2005 made between West Bengal Electronics Industry Development Corporation Limited (Sub-Lessor) of the One Part and M/s. GE Capital International Services (now known as Genpact India vide SRN A00057786 dated 06-06-2006 issued by ROC- Govt of India) (Sub-Lessee) of the Other Part and registered in the office of Registrar of Assurances, Kolkata in Book No I, Volume No 1, Pages 1 to 21, being No

05122 for the year 2006, West Bengal Electronics Industry Development Corporation Limited granted and demised unto Genpact (then known as GE Capital International Services) the land measuring an area of 3 (three) acres viz 181.5092 Cottahs more or less in Plot No. 6 Block No. DP in Sector V of Bidhannagar in the District of North 24 Parganas, Police Station Bidhannagar and fully described in the -First Schedule thereunder written for a period of 90 years on the terms and conditions therein mentioned.

- C. By a Deed of Surrender dated 9<sup>th</sup> April, 2009 made between M/s. Genpact India (previously known as GE Capital International Services) therein called the Sub-Lessee of the One Part and West Bengal Electronics Development Corporation Limited therein called the Sub-Lessor of the Other Part and registered with the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 9, Pages 6599 to 6608 Being No. 03954 for the year 2009 whereby the Sub-Lessee surrendered 1.50 acres or 90.7546 Cottahs of leasehold land (out of 3 acres or 181.5092 Cottahs in Plot No. DP - 6) to the Sub-Lessor in Plot No. DP - 6/1 in Block DP fully described in Schedule II thereunder written.
- D. Genpact therefore is now the Sub-Lessee of the land measuring 1.50 acres viz 90.7546 Cottahs in Plot No. DP-6 (portion of Plot No. 6, Block DP) in "Salt Lake" Electronics Complex in Bidhannagar, Kolkata-700 091 (hereinafter referred to as the "Said Land") for a period of 90 years with effect from 6<sup>th</sup> May, 2005 inter-alia on the terms and conditions provided in the Sub-Lease dated 5<sup>th</sup> day of July, 2005.
- E. The Government of West Bengal by a notification bearing No. 1721-UD/O/M/SL (AL/NR)/8L-08/2004 (Pt) dated 6<sup>th</sup> May, 2005 allowed the lessees of industrial and commercial plots of land in Bidhannagar with or without buildings to transfer the leasehold right, title and interest on the said land to other subject to fulfillment of certain terms and conditions as mentioned therein including payment of permission fees. In furtherance of the above notification another notification bearing No. 5081 UD/O/M/SL(AL/NR)/8L-08/2004 dated 26<sup>th</sup> November, 2012 was issued wherein the Government revised the rate of the permission fees for the transfer of the lease hold right, title and interest.

**SEARCHES:-**

We have conducted searches at the Additional Registrar of Assurances-II, Kolkata, for the years 2004 to 2015 and the Additional Registrar of Assurances-IV, Kolkata, for the years 2015 to 2018 (i.e. till the time of our causing searches), and in the office of District Sub-Registrar-II, North 24 Parganas, and Additional District Sub-Registrar, Bidhannagar both for the years 2005 to 2018 (i.e. till the time of our causing searches) all in Index-II in respect of aforesaid Plots.

It may be noted that while causing to be made searches, registration of document, which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Search Receipts are annexed hereto in originals as follows:

Original Receipt, bearing No.1502004349 dated 14<sup>th</sup> March 2018 for Index II searching issued by the Office of District Sub-Registrar-II, North 24 Parganas is annexed hereto and marked as "A-1".

Original Receipt, bearing No.1504002882 dated 14<sup>th</sup> March 2018 for Index II searching issued by Additional District Sub-Registrar, Bidhannagar is annexed hereto and marked as "A-2".

Original Receipts, bearing Nos.1902003492 and 1904003271 both dated 15<sup>th</sup> March 2018 for Index II searching issued by Additional Registrar of Assurances-II, Kolkata and the Additional Registrar of Assurances-IV, Kolkata respectively are annexed hereto and collectively marked as "A-3".

Following deed found during searches in the office of Additional District Sub-Registrar, Bidhannagar:-

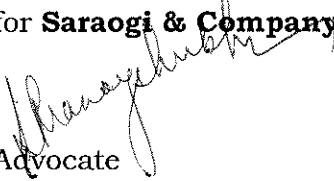
Year- 2014 – Deed No.4691–Certified Copy obtained and verified, found not to be relevant.

**COMMENT**

No document affecting the leasehold interest of Genpact, has been found during the course of the searches conducted as aforesaid and accordingly based on such searches and your representation as aforesaid, we are of the view that the Genpact is now the Sub-Lessee of the said land for a period of 90 years with effect from 6<sup>th</sup> May, 2005 as provided in the Sub-Lease dated 5<sup>th</sup> day of July, 2005.

Dated: June 18, 2018

for **Saraogi & Company**

  
Advocate

Enclosure: as above

AI

Government of West Bengal  
Office of the D.S.R. - II NORTH 24-PARGANAS  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 14-03-2018

<b>Serial No of Application</b>	1502004349/2018	<b>Search No</b>	1502004349/2018
<b>Search for the Years</b>	From 2005 To 2018	<b>Record Available</b>	From 08/02/2010 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5 D F , , Plot No: RS-00006		
<b>From whom Received</b>	Mr C Mondal		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 13/-	

**Search Result:** No Record Found

*Utpal Kumar Basu*

( Mr Utpal Kumar Basu )

D.S.R. - II NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

Government of West Bengal  
Office of the BIDHAN NAGAR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

A2

Date of Application: 14-03-2018

Serial No of Application      1504002882/2018                      Search No                      1504002882/2018  
Search for the Years              From 2004 To 2018                      Record Available              From 30/11/2007 onwards  
Property to be Searched              District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5DP, , Plot No: RS-00006  
From whom Received              Mr U Singh  
Fees Paid under Articles      F1(i) 2/-                      F1(ii) 14/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5DP, BIDHANNAGAR, Road: Block - D P,	Property Type: Apartment Transaction: Lease, Lease	Plot No: RS-6	Super Build up Area: 19787 SqFt
Deed Details :		Deed No: I-150402430/2014, Query No: 1504004691 /2014, Serial No: 150402429/2014, Page: 2479 - 2523, Date of Registration: 18/08/2014, Date of Completion: 19/08/2014, Date of Delivery: 27/08/2014		
2	District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5DP, BIDHANNAGAR, Road: Block - D P,	Property Type: Apartment Transaction: Lease, Lease	Plot No: RS-6	Covered Garage: 2025 SqFt
Deed Details :		Deed No: I-150402430/2014, Query No: 1504004691 /2014, Serial No: 150402429/2014, Page: 2479 - 2523, Date of Registration: 18/08/2014, Date of Completion: 19/08/2014, Date of Delivery: 27/08/2014		

( Mr Debajyoti Bandyopadhyay )

A.D.S.R. BIDHAN NAGAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR



Government of West Bengal  
Office of the KOLKATA (A.R.A. - II)  
Receipt for fees deposited for Search  
Form - 1556

A3

Date of Application: 15-03-2018

**Serial No of Application** 1902003492/2018 **Search No** 1902003492/2018  
**Search for the Years** From 2004 To 2015 **Record Available** From 10/11/2008 onwards  
**Property to be Searched** District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5DP, , Plot No: RS-00006  
**From whom Received** Mr U Singh  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 11/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5DP, BIDHANNAGAR	Property Type: Land Transaction: Lease, Surrender of Lease	Plot No: RS-00006/00001 Khatian: 00000/00	Area of Land: 1.5 Acre, (1.5 Acre)

**Deed Details :**

Deed No: I-190203954/2009, Query No: 1902005209 /2009, Serial No: 190202680/2009, Page: 6599 - 6608, Date of Registration: 23/04/2009, Date of Completion: 24/04/2009, Date of Delivery: 30/05/2009

( Mr Ashoke Kumar Biswas )  
A.R.A. - II KOLKATA  
OFFICE OF THE A.R.A. - II KOLKATA



Government of West Bengal  
Office of the KOLKATA (A.R.A. - IV)  
Receipt for fees deposited for Search  
Form - 1556

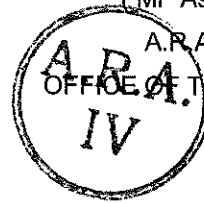
A3

Date of Application: 15-03-2018

<b>Serial No of Application</b>	1904003271/2018	<b>Search No</b>	1904003271/2018
<b>Search for the Years</b>	From 2015 To 2018	<b>Record Available</b>	From 29/08/2015 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: East Bidhannagar, Mouza: Block-5DP, , Plot No: RS-00006		
<b>From whom Received</b>	Mr U Singh		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 3/-	

**Search Result:** No Record Found

(Mr Asit Kumar Joarder)



A.R.A. - IV KOLKATA

OFFICE OF THE A.R.A. - IV KOLKATA