

Riya Sarkar

Advocate

B.A. LLB. L.L.M.

Chamber:
Alipore Judge's Court
Kolkata – 700027

Residence:
17D, Purba Jadavpur,
Friends Row Road
Kolkata – 700075
Mob : 8145485028

03 February 2026

TITLE CERTIFICATE

- “ALL pieces and parcels of land measuring 163 Cottahs, more or less, together with structures present there at, all comprised in C.S. Dag Nos. 669, 670, 671, 671/889, 672, 673, 682, 683, 684 and 685 Mouza Tangra, Khatian Nos. 394, 395, 171, 221, 138 and 180, J.L. No. 5, Police Station Pragati Maidan (formerly Tiljala), comprised in Premises No. 119/2B, Matheswartzala Road, Kolkata – 700 046 (presently amalgamated with premises No. 122/D/5, Matheswartzala Road), under Ward No. 66 of the Kolkata Municipal Corporation, Kolkata – 700 042, District South 24 Parganas”.- “herein referred to as “PLOT A”
- ALL THAT piece and parcel of (1) land measuring 95.04 Decimals, more or less, comprised in C.S./R.S. Dag Nos. 674 and 675, Khatian No. 234, and (2) land measuring 24.5 Decimals, more or less, comprised in C.S./R.S Dag No. 676, under C.S. Khatian No. 481, and C.S./R.S Dag No. 678, under C.S. Khatian No. 88 and (3) land measuring 8.21 Decimals , more or less, comprised in C.S./R.S Dag No. 676, under C.S. Khatian No. 481, and C.S./R.S Dag No. 678, under C.S. Khatian No. 88 presently known as 119A/4, 119/A/1 and 122/D/5 respectively at Matheshwartzala Road, Kolkata – 700 046, together with structures present thereat, comprised in Mouza Tangra, J.L. No. 5, Police Station Pragati Maidan (formerly Tiljala), under Ward No. 66 of Kolkata Municipal Corporation, Kolkata – 700 042, District South 24 Parganas” “herein referred to as “PLOT B”
- ALL THAT piece and parcel of land measuring 2 Bighas 15 Cottahs 1 Chittacks 40 Square Feet, more or less, together with structures present theerat, all comprised in C.S. Dag Nos. 662 and 668, Mouza Tangra, Khatian No. 429 and 430, J.L. No. 5, holding Nos. 149 and 157, Police Station Pragati Maidan (formerly Tiljala), comprised in premises No. 119/2A/1, Matheswartzala Road, Kolkata – 700 046 (presently amalgamated with premises No. 122/D/5, Matheswartzala Road), under Ward No. 66 of the Kolkata Municipal Corporation, Kolkata – 700 042, District South 24 Parganas“herein referred to as “PLOT C”
- ALL THAT pieces and parcels of land measuring 71 Cottah 11 Chittack 14 square feet (on physical measurement it is found out to be 68 Cottah 14 Chittack 11 square feet) comprised in C.S. Dag No. 660, under C.S. Khatian No. 611 and C.S. Dag No. 661 under C.S. Khatian No. 223)(more or less, together with structures present thereat, comprised in Mouza Tangra, J.L. No. 5, Police Station Pragati Maidan (formerly Tiljala), comprised in premises No. 119/2A/1/A, Matheswartzala Road, Kolkata – 700 046 presently amalgamated with premises No. 122/D/5, Matheswartzala Road under Ward No. 66 of Kolkata Municipal Corporation, Kolkata – 700 042, District South 24 Parganas”. herein referred to as “PLOT D”

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All the Plot A, Plot B, Plot C and Plot D have been amalgamated and numbered as premises No. 122/D/5, Matheswartala Road, Kolkata – 700 046 and is collectively herein after referred to as “Said Property”

Under instructions and on behalf of my Client, **PS Group Realty Private Limited**, I have caused searches on the following :-

I. REGISTRATION OFFICE

➤ website of the Directorate of Registration and Stamp Revenue for the period of last 31 years, from 1995 till 2026 in respect of the said Property.

Property against which searches caused to be done in Index – II Register (Property Wise Searching):

SL. No.	Dag Nos.	Period
1.	C.S. Dag No. 669	1995-2024
2.	C.S. Dag No.670	1995-2024
3.	C.S. Dag No.671	1995-2024
4.	C.S. Dag No.671/889	1995-2024
5.	C.S. Dag No.672	1995-2024
6.	C.S. Dag No.673	1995-2024
7.	C.S. Dag No.682	1995-2024
8.	C.S. Dag No.683	1995-2024
9.	C.S. Dag No.684	1995-2024
10.	C.S. Dag No.685	1995-2024
11	C.S. Dag No. 674	1995-2026
12	C.S. Dag No.675	1995-2026
13	C.S. Dag No.676	1995-2026
14	C.S. Dag No.678	1995-2026
15	C.S. Dag No. 662	1995-2026
16	C.S. Dag No. 668	1995-2026
17	C.S. Dag No. 660	1995-2026
18	C.S. Dag No. 661	1995-2026
Premises No.		
19	Premises No 119/2B, Matheswartala Road, Kolkata – 700046	1995-2026
20	119A/4, Matheswartala Road, Kolkata – 700 046	1995-2026
21	119/A/1, Matheswartala Road, Kolkata – 700 046	1995-2026
22	122/D/5, Matheswartala Road, Kolkata – 700 046	1995-2026

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SL. No.	Dag Nos.	Period
23	119/2A/1, Matheswartala Road, Kolkata – 700 046	1995-2026
24	119/2A/1A, Matheswartala Road, Kolkata – 700 046	1995-2026
25	122/D/5, Matheswartala Road- Kolkata – 700 046	2024-2026

While conducting searches in Index – II Registers, as aforesaid, no entries were detected as adversely affecting the title of the Owners to the Property

II. COURT

- **the website of the District e-court services** during the period of last 13 years, from 2013 till 2026 and from the information available online it is observed that there are no pending Title Suit and Money Suit against the following names:-

Sl. No.	Names	Relation	Period for Searches
1.	Diamond Tannery & Co.		2013-2026
2.	Liao Mei Ying	wife of Late Li Chin Cheng	2013-2026
3.	Li Tai Choi	son of Late Li Chin Cheng	2013-2026
4.	Li Tai Yu	son of Late Li Chin Cheng	2013-2026
5.	Li Tai Pao	son of Late Li Chin Cheng	2013-2026
6.	Li Soon Fang	daughter of Late Li Chin Cheng	2013-2022
7	Tangra Enclave Private Limited		2013-2026
8	Progressive Land Development Co. Pvt. Ltd.		2013-2026
9	Tangra Enclave LLP		2013-2026
10	Yeh Ke Ta, alias, Ko Tad Yeh	Son of Yeh Chi Hui	2013-2022
11	Hsu Mei Yu	Wife of Yeh Chi Hui	2013-2022
12	Yeh Chin Yen, alias, Yeh Chi Yen	Son of Yeh Ying Chao	2013-2022
13	Yeh Ko Hsiang	Son of Yeh Chi Yen	2013-2022
14	Yeh Ke Xian	Son of Yeh Chi Hui	2013-2021
15	Hui Ling Chung	Wife of Yeh Chi Yen	2013-2022

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Sl. No.	Names	Relation	Period for Searches
16	Yeh Chi Hui, alias, Chi Hui Yeh	Son of Yeh Ying Chao	2013-2022
17	Maninagar Developers LLP		2022-2026
18	Green Field Niketan Private Limited		2022-2026
19	Rainbow Enclave Private Limited		2022-2026
20	Kasauti Vyapaar Private Limited		2022-2026
21	Lotus Space Build Tech Limited		2014-2025
22	Jewrajka Plastics LLP		2025-2026
23	Rishi Kyal	Son of Balkrishnan Kyal	2025-2026
24	Priti Kyal	Wife of Rishi Kyal	2025-2026
25	Rahul Kyal	Son of Balkrishnan Kyal	2025-2026
26	Sakhshi Kyal	Wife of Rahul Kyal	2025-2026
27	Umesh Kyal	Son of Late Govind Ram Kyal	2025-2026
28	Uma Kyal	Wife of Umesh Kyal	2025-2026
29	Anurag Kyal	Son of Umesh Kyal	2025-2026
30	Sweta Kyal	Wife of Anurag Kyal	2025-2026

While conducting searches from the concerned online records of the courts as aforesaid, it appeared that no such Title Suit or Money Suit or Title Execution Case or Money execution Case has been filed by or against them from 2013 to 2024, save and except the following:

- 1) *T.S No. 1389 of 2023 filed before the 4 Court of Civil Judge, Senior Division at Alipore -Fung Fa Restaurant Cum Bar versus Tangra Enclave Private Limited and Ors -*
- 2) *Misc Case No.239 of 2022 filed before the 4th Court of Civil Judge, Senior Division at Alipore - Tangra Enclave Private Limited Versus Progressive Land Development Company Limited.*

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3) Misc Case No. 140 of 2024 filed before the 4th Court of Civil Judge, Senior Division at Alipore - *Fung Fa Restaurant Cum Bar versus Tangra Enclave Private Limited and Anr*

➤ I have conducted online searches for the below mentioned period as to whether any Suit is pending in the Hon'ble High Court at Calcutta for any case Suit (includes any appeal), against in or against the following names:

Sl. No.	Names	Relation	Period for Searches
1.	Diamond Tannery & Co.		2013-2026
2.	Liao Mei Ying	wife of Late Li Chin Cheng	2013-2026
3.	Li Tai Choi	son of Late Li Chin Cheng	2013-2026
4.	Li Tai Yu	son of Late Li Chin Cheng	2013-2026
5.	Li Tai Pao	son of Late Li Chin Cheng	2013-2026
6.	Li Soon Fang	daughter of Late Li Chin Cheng	2013-2022
7	Tangra Enclave Private Limited		2013-2026
8	Progressive Land Development Co. Pvt. Ltd.		2013-2026
9	Tangra Enclave LLP		2013-2026
10	Yeh Ke Ta, alias, Ko Tad Yeh	Son of Yeh Chi Hui	2013-2022
11	Hsu Mei Yu	Wife of Yeh Chi Hui	2013-2022
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14	Yeh Ke Xian	Son of Yeh Chi Hui	2013-2021
15	Hui Ling Chung	Wife of Yeh Chi Yen	2013-2022
16	Yeh Chi Hui, alias, Chi Hui Yeh	Son of Yeh Ying Chao	2013-2022
17	Maninagar Developers LLP		2022-2026
18	Green Field Niketan Private Limited		2022-2026

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Sl. No.	Names	Relation	Period for Searches
19	Rainbow Enclave Private Limited		2022-2026
20	Kasauti Vyapaar Private Limited		2022-2026
21	Lotus Space Build Tech Limited		2014-2025
22	Jewrajka Plastics LLP		2025-2026
23	Rishi Kyal	Son of Balkrishnan Kyal	2025-2026
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27	Umesh Kyal	Son of Late Govind Ram Kyal	2025-2026
28	Uma Kyal	Wife of Umesh Kyal	2025-2026
29	Anurag Kyal	Son of Umesh Kyal	2025-2026
30	Sweta Kyal	Wife of Anurag Kyal	2025-2026

According to the reports obtained from the records of the Hon'ble High Court at Calcutta, it appears that no case or Suit (includes any appeal) has been filed by or against them from 2013 to 2026

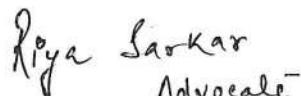
OPINION:-

On the basis of the searches carried out for the period mentioned hereinabove in respect of the said Property, and subject to the remarks stated above, the said Property appears to be free from all encumbrances

PS Group Realty Pvt. Ltd.



(Constituted Attorney / Authorised Signatory)


Riya Sarkar

Advocate

Enrolment No. WB/1504/2015