

20th May, 2025

To,
Anurishi Development LLP
Unit 704, 7th Floor, DLF Galleria
Premises No. 02-0124
Action Area-1B, New Town, Rajarhat
Police Station – New Town
Post Office - Rajarhat
Kolkata - 700 156

Kind Attn.: Mr. Pankaj Kumar Jhunjhunwala / Mr. Rohit Singhanian

Sub: Report on Title on the Subject Property

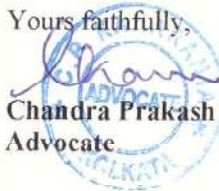
Sirs,

Enclosed please find herewith the Report on Title of the Subject Property being **ALL THAT** the piece and parcel of land measuring approximately **93 (ninety-three) decimals**, having a frontage of 80 (eighty) feet abutting Raja Ram Mohan Roy Road (formerly Biren Roy Road East), situated at and being the divided and demarcated north-western portion of Premises No. 53, Raja Ram Mohan Roy Road, under Mouza – Muradpur, J.L. No. 13, Police Station – Behala, within the jurisdiction of the Kolkata Municipal Corporation, District – South 24 Parganas. The said property is comprised of the entire R.S. Dag Nos. 327, 328, 329 and 330, and also in a demarcated portion of R.S. Dag No. 341, corresponding to L.R. Dag Nos. 467, 468, 469, 470 and 488, recorded under L.R. Khatian No. 173, R.S. Khatian No. 309, and C.S. Khatian Nos. 309, 310 and 312. The said property is also inclusive of the following existing structures: (1) one old single-storeyed building admeasuring approximately 705 sq. ft., (2) one shed admeasuring approximately 6893 sq. ft., (3) one asbestos shed admeasuring approximately 2772 sq. ft., and (4) one toilet block admeasuring approximately 353 sq. ft. The classification and area distribution of the land parcels are as follows: (1) Land measuring 7 (seven) decimals, comprised in R.S. Dag No. 327 / L.R. Dag No. 467, classified as Petrol Pump; (2) Land measuring 20 (twenty) decimals, comprised in R.S. Dag No. 328 / L.R. Dag No. 468, classified as Petrol Pump; (3) Land measuring 18 (eighteen) decimals, comprised in R.S. Dag No. 329 / L.R. Dag No. 469, classified as Doba; (4) Land measuring 17 (seventeen) decimals, comprised in R.S. Dag No. 330 / L.R. Dag No. 470, classified as Bastu; and (5) Land measuring 31 (thirty-one) decimals, out of a total of 286 decimals in R.S. Dag No. 341 / L.R. Dag No. 488, classified as Petrol Pump.

Kindly note the Report on Title along with enclosures are being handed over, in originals and/or as received and also that we are not retaining any copies of the Report on Title or the enclosures thereof.

We would request you to kindly acknowledge receipt of the same.

Yours faithfully,


WB/572/1987
Chandra Prakash Kakarania
Advocate

Encl: As above.



CHANDRA PRAKASH KAKARANTA
ADVOCATE

10, Old Post Office Street, Right Wing, 3rd Floor, Room No. 96, Kolkata: 700 001
M: +91 98313 88201 | E: cpk@cpklegal.in

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Sub: Report on Title on the Subject Property

1. Description of Subject Property:

ALL THAT the piece and parcel of land measuring approximately **93 (ninety-three) decimals**, having a frontage of 80 (eighty) feet abutting Raja Ram Mohan Roy Road (formerly Biren Roy Road East), situated at and being the divided and demarcated north-western portion of Premises No. 53, Raja Ram Mohan Roy Road, under Mouza – Muradpur, J.L. No. 13, Police Station – Behala, within the jurisdiction of the Kolkata Municipal Corporation, District – South 24 Parganas. The said property is comprised of the entire R.S. Dag Nos. 327, 328, 329 and 330, and also in a demarcated portion of R.S. Dag No. 341, corresponding to L.R. Dag Nos. 467, 468, 469, 470 and 488, recorded under L.R. Khatian No. 173, R.S. Khatian No. 309, and C.S. Khatian Nos. 309, 310 and 312. The said property is also inclusive of the following existing structures: (1) one old single-storeyed building admeasuring approximately 705 sq. ft., (2) one shed admeasuring approximately 6893 sq. ft., (3) one asbestos shed admeasuring approximately 2772 sq. ft., and (4) one toilet block admeasuring approximately 353 sq. ft. The classification and area distribution of the land parcels are as follows: (1) Land measuring 7 (seven) decimals, comprised in R.S. Dag No. 327 / L.R. Dag No. 467, classified as Petrol Pump; (2) Land measuring 20 (twenty) decimals, comprised in R.S. Dag No. 328 / L.R. Dag No. 468, classified as Petrol Pump; (3) Land measuring 18 (eighteen) decimals, comprised in R.S. Dag No. 329 / L.R. Dag No. 469, classified as Doba; (4) Land measuring 17 (seventeen) decimals, comprised in R.S. Dag No. 330 / L.R. Dag No. 470, classified as Bastu; and (5) Land measuring 31 (thirty-one) decimals, out of a total of 286 decimals in R.S. Dag No. 341 / L.R. Dag No. 488, classified as Petrol Pump, the land as stated hereinabove are hereinafter collectively referred to as the **“Subject Property”**.



2. Documents Supplied with respect to the Subject Property (Photocopy/Scanned):

- a. Letter of Intent dated 29th December 2006 bearing no. WBIDC/IR/BEIL/3446 issued by the West Bengal Industrial Corporation Ltd. to Madgul Parks Private Limited with respect to the tender of Madgul Parks Private Limited for purchase of assets comprised of Lot 'C' comprising part of the assets of Bharat Electrical Industries Ltd. – i.e. Vacant Land of 1 acre (**Please see Annexure A1**).
- b. True copy of the Assessment Register relating to Holding No. 27/28 dated 28th April 2007, the assessee being Bharat Electrical Industries (**Please see Annexure A2**).
- c. Letter dated 12th May 2010 written by one Manish Jain (Executive Director) to the District Magistrate & Collector, P.O. Alipore regarding construction of boundary wall at land (measuring about 0.8950 acres of BEIL) (**Please see Annexure A3**).
- d. Letter dated 28th April 2011 bearing no. 523-IR/O/1D-1/97 from Government of West Bengal Industrial Reconstruction Department issued to one Mr. Santosh Rungta, Chairman of Madgul Parks Pvt. Ltd. enclosing the details of modalities of transfer of the Subject Property to Madgul Parks Pvt. Ltd. (**Please see Annexure A4**).
- e. Joint submission by Department of Industrial Reconstruction, Government of West Bengal and Madgul Parks Private Limited before the Ld. Land Reforms Commissioner & Principal Secretary, Land and Land Reforms Department, Government of West Bengal on 16th July 2012, in terms of the order dated 28th January 2011 passed by the Hon'ble High Court at Calcutta in W.P. No. 1864(W) of 2011 (**Please see Annexure A5**).
- f. Deed of Conveyance dated 28th December 2016 executed between Governor of West Bengal in his executive capacity for the Government of West Bengal in the Department of Public Enterprises & Industrial ReConstruction, Government of West Bengal, being the vendor therein of the first part, West Bengal Industrial Development Corporation Ltd., being the confirming party therein of the second part and Madgul Parks Private Limited, being the purchaser therein of the third part, with respect to the Subject Property, registered before A.R.A I, Kolkata, West Bengal and recorded in Book No. I, Volume No. 1901-2017, Pages from 1612 to 1640, being No. 00016 for the year 2017 (**Please see Annexure A6**).
- g. Possession Certificate dated 28th December 2016 issued by West Bengal Industrial Development Corporation to Madgul Parks Pvt. Ltd. with respect to the Subject Property (**Please see Annexure A7**).



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- h. Memo No. 51A(C)/136/2161/P//20 dated 27th July 2021 (conversion certificate) issued by Office of District Land and Land Reforms Officer, Government of West Bengal to Madgul Parks granting permission for conversion of Subject Property to the classification 'Bahutal Abasan' (**Please see Annexure A8**).
 - i. Mutation Certificate dated 6th November 2023 issued by the Kolkata Municipal Corporation granting mutation of 53A, Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property in the name of Madgul Parks Private Limited with effect from 29th September 2023 (**Please see Annexure A9**).
 - j. Municipal Assessment Book (Portal Copy), Lands and Buildings, Assessment Department, Kolkata Municipal Corporation with respect to being Premises No. 53A, Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property having Assessee No. 411221019019 issued in the name of Madgul Parks Private Limited (**Please see Annexure A10**).
 - k. No Objection Certificate for Height Clearance' dated 1st February 2024 (valid up to 31st January 2032) issued by the Airports Authority of India in the name of one Ashim Kumar Das with respect to the site being Premises No. 53A, Raja Ram Mohan Roy Road, Ward No. 122, Borough No XIII, under K.M.C. Behala Barisha, Kolkata, West Bengal/ Subject Property (**Please see Annexure A11**).
 - l. Payment receipt dated 10th May 2024 issued by the Kolkata Municipal Corporation in the name of Madgul Parks Private Limited showing cheque of Rs. 5,87,638 (Rupees 5 Lakhs Eighty Seven Thousand Six Hundred and Thirty Eight only) given (subject to realisation) with respect to Premises No. 53A Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property (**Please see Annexure A12**).
 - m. No Objection Certificate dated 24th September 2024 bearing Memo No. 299/ULC/Alipore/2024 issued in the name of Madgul Parks Private Limited by the Office of Competent Authority, ULC & S.D.O., Alipore, Sadar, 24 Parkanas (S), Government of West Bengal with respect to Premises No. 53A Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property (**Please see Annexure A13**).
 - n. No Outstanding Certificate dated 7th January 2025 of the Kolkata Municipal Corporation, Assessment Collection Department with respect to being Premises No. 53A, Raja Ram Mohan Roy Road, Ward No. 122/Subject Property having Assessee No. 411221019019 issued in the name of Madgul Parks Private Limited, based on the AV Rs. 1,78,500/- with effect from 2/2017 and the payment status being valid up to 31st March 2025 (**Please see Annexure A14**).

- o. Term Sheet dated 7th January 2025 executed between Madgul Parks Private Limited and Anurishi Development LLP with respect to Premises No. 53A Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property (**Please see Annexure A15**).
- p. Development Agreement dated 6th March 2025 executed between Madgul Parks Private Limited being the owner therein of the one part and Anurishi Development LLP, being the developer therein of the other part, with respect to Premises No. 53A Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property, registered before D.S.R. II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2025, Pages from 113194 to 113256, being No. 03284 for the year 2025 (**Please see Annexure A16**).
- q. Development Power of Attorney dated 6th March 2025 by Madgul Parks Private Limited being the principal therein in favour of Anurishi Development LLP being the attorney therein, in terms of the Development Agreement dated 6th March 2025, being No. 03284 for the year 2025, registered before D.S.R. II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2025, Pages from 113281 to 113304, being No. 03288 for the year 2025 (**Please see Annexure A17**).
- r. ROR for L.R. Dag Nos. 467, 478, 488 from official government website and Parcha for Madgul Parks Private Limited under Khaitan No. 6544 with respect to L.R. Dag Nos. 467, 468, 469, 470 and 488 showing mutation of the said Dag Nos. in the name of Madgul Parks Private Limited (**Please see Annexure A18**).
- s. No Dues Certificate with respect to land revenue issued by the Land and Land Reforms Refugee Relief and Rehabilitation Department of Government of West Bengal in favour of Madgul Parks Private Limited (Khaitan No. 6544) up to 1431 B.S. (**Please see Annexure A19**).

3. Search Report:

I have caused searches to be made (as per details given below) and the findings are as follows:

a. Registration Office Searches:

- I. Searches (physical) have been caused to be conducted in the office of (1) Additional Registrar of Assurance-I, Kolkata, (2) Additional Registrar of Assurance-II, Kolkata, (3) Additional Registrar of Assurance-III, Kolkata, and (4) Additional Registrar of Assurance-IV, Kolkata (5) Additional District Sub-Registrar, Behala, (6) District Sub-Registrar-I, South 24 Parganas, (7) District Sub-Registrar-II, South 24 Parganas, (8) District Sub-Registrar-III,



South 24 Parganas, (9) District Sub-Registrar-IV, South 24 Parganas, (10) District Sub-Registrar-V, South 24 Parganas, for the period from the year 2002 to 2025 (as applicable).

- II. The searches have been caused to be conducted in **Index I** in the names of (1) Madgul Parks Private Limited, (2) Raghav Rungta, (3) Santosh Kumar Rungta, (4) Raj Kumar Runta, and (5) Kushal Rungta (**Please see Annexure B1**).
- III. Let it be mentioned that District Sub-Registrar-IV, South 24 Parganas has not provided physical reports with respect to the searches which have been caused to be conducted in **Index I**, in the names (1) Raghav Rungta, (2) Santosh Kumar Rungta, (3) Raj Kumar Runta, and (4) Kushal Rungta, due to want of certain details. In view thereof, as discussed, we have caused online Index I seaches to be conducted in the said names (**Please see Annexure B2**).
- IV. Let it be further mentioned that physical search results with respect to the searches which have been caused to be conducted in **Index I**, before Additional Registrar of Assurance-I, Kolkata and Additional District Sub-Registrar, Behala, in the name of Madgul Parks Private Limited, is still awaited. In view thereof, as discussed, we have caused online Index I seaches to be conducted in said name before the said offices (**Please see Annexure B3**).
- V. The seaches have also been caused to be conducted in **Index II** in respect of of (1) Premises No. 53, Raja Ram Mohan Roy Road, (2) R.S. Dag Nos. 327, (3) Plot No. R.S. Dag Nos. 328, (4) Plot No. R.S. Dag Nos. 329, (5) Plot No. R.S. Dag Nos. 330, (6) Plot No. R.S. Dag Nos. 341, (7) Plot No. L.R. Dag Nos. 467 (8) Plot No. L.R. Dag Nos. 468, (9) Plot No. L.R. Dag Nos. 469, (10) Plot No. L.R. Dag Nos. 470, and (11) Plot No. L.R. Dag Nos. 488 (**Please see Annexure B4**).
- VI. As per records available and found during such searches, 4 (four) entries have been found which are stated as follows:
 - i. By an indenture of conveyance between Ashok Thakur Chakraborty, Chhanda Ghosh, Sudha Rani Devi, Swapan Thakur Chakraborty and Utpal Chakraborty, being the vendors therein of the one part and Khuku Basu, Souharddya Basu and Swapan Basu, being the purchaser therein of the other part, registered in the office of the DSR-II, South 24 Parganas and recorded in Book No. I, Volume No. 12, Pages from 1484 to 1515, being No. 03294 for the year 2009, the vendors therein, for the consideration and on the terms and conditions mentioned therein, granted, transferred, conveyed, assigned, and assured unto and in

favour of the purchaser therein, flat measuring **722 sq. ft Super Built area** on the first floor at **Premises No. 53, Raja Ram Mohan Roy Road**, Police Station Behala, **Ward No. 121**, South 24 Parganas District- South 24 Parganas, West Bengal.

- ii. By an indenture of conveyance between Khuku Basu, Souharddya Bau and Swapan Basu, being the vendors therein of the one part and Ayanayan Chatterjee and Sipra Chatterjee, being the purchaser therein of the other part, registered in the office of the DSR-II, South 24 Parganas and recorded in Book No. I, Volume No. 25, Pages from 12016 to 12047, being No. 12896 for the year 2011, the vendors therein, for the consideration and on the terms and conditions mentioned therein, granted, transferred, conveyed, assigned, and assured unto and in favour of the purchaser therein, flat measuring **722 sq. ft Super Built area** on the first floor at **Premises No. 53, Raja Ram Mohan Roy Road**, Police Station Behala, **Ward No. 121**, South 24 Parganas District- South 24 Parganas, West Bengal.
- iii. By an indenture of conveyance between Ayanayan Chatterjee and Sipra Chatterjee, being the vendors therein of the one part and Ashim Kumar Banerjee, being the purchaser therein of the other part, registered in the office of the DSR-II, South 24 Parganas and recorded in Book No. I, Volume No. 25, Pages from 14440 to 14475, being No. 0695 for the year 2015, the vendors therein, for the consideration and on the terms and conditions mentioned therein, granted, transferred, conveyed, assigned, and assured unto and in favour of the purchaser therein, Flat No. A measuring **650 sq. ft Super Built area** on the first floor at **Premises No. 53 Raja Ram Mohan Roy Road**, Police Station Behala, **Ward No. 121**, South 24 Parganas District- South 24 Parganas, West Bengal.
- iv. By an indenture of conveyance between West Bengal Industrial Development Corporation Limited, The Governor of West Bengal as the vendor therein of the one part and Madgul Parks Private Limited as the purchaser therein of the other part, registered in the office of the A.R.A. - I, Kolkata duly recorded in Book No. I, Volume No. 1901-2017, Pages from 1612 to 1640, being No. 0016 for the year 2017, the vendor therein, for the consideration and on the terms and conditions mentioned therein, granted, transferred, conveyed, assigned, and assured unto and in favour of the purchaser therein, All That the land measuring **93 decimals** at **Premises No. 53 Raja Ram Mohan Roy Road**, Police Station Behala, **Ward No. 122**, (Zone- J.L. Sarani Netaji Sarkar Crossing, Ward No. 115, 121 122), South 24 Parganas



District- South 24 Parganas, West Bengal, i.e. the Subect Property
(This is Annexure A6 as enclosed hereinabove).

- VII. After causing analysis of the search reports, the aforesaid entries do not **appear to be adverse to the Subject Property** and no other entry during the aforesaid period has been found in respect of the Subject Property in **Index I** as also in **Index II**.
- VIII. With regard to the said registration searches, I would like to specifically mention that since the introduction of Section 47A of the Indian Stamp Act, 1899 as applicable to West Bengal, "**pending**" documents get recorded in Indices only upon payment of deficit stamp duty and deficit registration fee applicable on such documents, although they take effect from the date of the execution of such documents and as such my report is based on the documents already recorded in the Indices on the date of causing the searches.
- b. **Court Searches:**
- I. Searches caused to be carried out before the **Court of Learned 5th Civil Judge (Junior Division) at Alipore, for the period 2012 to 2025** have revealed **no Title Suit and/or Money Suit to have been filed by and/or against (1) Madgul Parks Private Limited, (2) Raghav Rungta, (3) Santosh Kumar Rungta, (4) Raj Kumar Runta, and (5) Kushal Rungta, in respect of Premises No. 53, Raja Ram Mohan Roy Road, P.S. Behala/ Subject Property/Premises (Please see Annexure C1).**
- II. Searches caused to be carried out before the **Court of Learned 7th Civil Judge (Senior Division) at Alipore, for the period 2012 to 2025** have revealed **no Title Suit and/or Money Suit to have been filed by and/or against (1) Madgul Parks Private Limited, (2) Raghav Rungta, (3) Santosh Kumar Rungta, (4) Raj Kumar Runta, and (5) Kushal Rungta, in respect of Premises No. 53, Raja Ram Mohan Roy Road, P.S. Behala (Please see Annexure C2).**
- c. **National Company Law Tribunal, Kolkata:** Information obtained from online portal of the National Company Law Tribunal, i.e., <https://nclt.gov.in/> during the perid of 2012 to 2025 have revealed **no cases to have been filed by and/or against (1) Madgul Parks Private Limited, (2) Raghav Rungta, (3) Santosh Kumar Rungta, (4) Raj Kumar Runta, and (5) Kushal Rungta (Please see Annexure D).**



- d. **Block Land & Land Reforms Office (B.L & L.R.O):** Dag information obtained in respect of L.R. Dag Nos. 467, 468, 469, 470 and 488 all within Mouza – Muradpur, J.L. No. 13, Police Station – Behala, within the limits of Kolkata Municipal Corporation, District – South 24 Parganas records the name of the Madgul Parks Private Limited.
- e. **Urban Land Ceiling Department:** Urban Land Ceiling Department information has not been considered necessary in the present context for the reason that the land in question was transferred by the Government of West Bengal through the Governor of West Bengal.
- f. **Kolkata Municipal Corporation (KMC):**
- i. **Municipal Taxes:**
- i. From the aforesaid Municipal Assessment Book (Portal Copy), Lands and Buildings, Assessment Department, Kolkata Municipal Corporation; the payment receipt dated 10th May 2024 issued by the KMC; and the No Objection Certificate dated 24th September 2024 (valid up to 31st March 2025) issued by the Office of Competent Authority, ULC & S.D.O., Alipore, Sadar, 24 Parkanas (S), Government of West Bengal, with respect to Premises No. 53A Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property, it appears that there is **no outstanding amount dues against the Assessee No. 411221019019 / Madgul Parks Private Limited.** Further, in the said No Objection Certificate dated 24th September 2024, Madgul Parks Private Limited has been shown as the sole person liable to pay tax in respect of the 411221019019 and/or Premises No. 53A Raja Ram Mohan Roy Road, Kolkata 700 008, Ward No. 122/Subject Property.
- ii. From the aforesaid documents, it appears that the last General Revaluation (“GR”) was done in the second quarter of 2017. It further appears that the GR, which was supposed to be done in the year 2023 (i.e. at an interval of six years) has not yet been done. It, therefore follows that the one GR which was supposed to be done in the year 2023 (i.e. at an interval of six years) has not yet been done. **The increase in annual valuation as also the resultant increase in the municipal taxes for these years are yet to be ascertained by KMC and these would become payable on the Subject Property in due course.** It is, however, pertinent to mention in this context that on and from -1-04-2017 “Unit Area Assessment” (“UAA”) has come into operation in KMC area and from the aforesaid documents, **it appears**



the annual valuation of the Subject Property has already been done as per the determination of GR done in the second quarter of 2017.

- g. **CERSAI:** Searches were caused to be conducted at the records maintained by the Central Registry of Securitization Asset Reconstruction and Security Interest (CERSAI), upon payment of prescribed fees under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Central Registry) Rules, 2011 for investigating whether any charge/security interest has been created **with respect to the Subject Property and in the names of (1) Madgul Parks Private Limited, (2) Raghav Rungta, (3) Santosh Kumar Rungta, (4) Raj Kumar Runta, and (5) Kushal Rungta.** Upon such searches caused to be conducted before CERSAI, upon payment of prescribed fees, **no adverse entry has been found (Please see Annexure E).**

4. Devolution on Title as per Documents/Searches:

- A. Bharat Electrical Industries Ltd., a company registered under the Companies Act, 1956 commenced manufacturing of GSL lamps and fans in 1948 and subsequently went into liquidation under winding up petition No. 353 of 1985;
- B. By an order passed on 11th December, 1989, the Government of West Bengal was declared the highest bidder in respect of the assets of the Bharat Electrical Industries Ltd and Bharat Electrical Industries Ltd. was taken over by Department of Public Enterprises & Industrial Construction, Government of West Bengal.
- C. By an Indenture of Conveyance dated 16th October, 1996 made between the Official Liquidator, High Court, Calcutta as Liquidator of Bharat Electrical Industries Limited as vendor and the Government of West Bengal as purchaser, registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 16 Pages 101 to 258, being No. 5190 for the year 1996, the Department of Public Enterprises & Industrial Construction, Government of West Bengal purchased, inter alia, All That 6.74 acres of landed property comprised in several Dags and Khatians in Mouza Muradpur, J.L.. No 13, P.S. Behala mentioned therein including the Subject Property;
- D. The Department of Public Enterprises & Industrial Construction, Government of West Bengal decided to sell certain immovable and movable assets of the said Bharat Electrical Industries Ltd. and this task of identifying the purchaser and transferring the said assets of the said Bharat Electrical Industries Ltd. to the intending purchaser was entrusted upon West Bengal Industrial Corporation Ltd.;

- E. Madgul Parks Private Limited submitted its bid against the tender invited by or on behalf of the Department of Public Enterprises & Industrial Construction, Government of West Bengal, and upon acceptance of the same as being the highest, Madgul Parks Private Limited paid a sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs only) to the Department of Public Enterprises & Industrial Construction, Government of West Bengal;
- F. The Department of Public Enterprises & Industrial Construction, Government of West Bengal thereafter took a final decision to sell and transfer to the Madgul Parks Private Limited the property containing a land area of 0.93 acres, more or less, with 80 (eighty) feet approx, frontage from the north-west corner of the premises at 53 Raja Ram Mohan Roy Road, Behala (in place of a previously allotted land which it could not transfer for its internal reasons), i.e., the Subject Property, free of encumbrances and liabilities for residential and/or commercial development and priced at Rs. 3,25,50,000/- (Rupees Three Crores Twenty-Five Lakhs Fifty Thousand only), out of which a sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs only) already stood paid by Madgul Parks Private Limited to the Department of Public Enterprises & Industrial Construction, Government of West Bengal as recited above;
- G. By way of Deed of Conveyance dated 28th December 2016 executed between Governor of West Bengal in his executive capacity for the Government of West Bengal in the Department of Public Enterprises & Industrial Construction, Government of West Bengal, being the vendor therein of the first part, West Bengal Industrial Development Corporation Ltd., being the confirming party therein of the second part and Madgul Parks Private Limited, being the purchaser therein of the third part, registered before A.R.A I, Kolkata, West Bengal and recorded in Book No. I, Volume No. 1901-2017, Pages from 1612 to 1640, being No. 00016 for the year 2017, the Department of Public Enterprises & Industrial Construction, Government of West Bengal, for the consideration and on the terms and conditions mentioned therein, granted, transferred, conveyed, assigned, and assured the Subject Property unto and in favour of Madgul Parks Private Limited. In this said Deed, the vendor being Department of Public Enterprises & Industrial Construction, Government of West Bengal confirmed that it is seized and fully and sufficiently entitled to all that the property mentioned and detailed in the schedule therein, i.e., the Subject Property that has been identified and demarcated for being transferred to Madgul Parks Private Limited on as is where is basis free from all encumbrances, liens, attachments, acquisitions requisitions, of any nature whatsoever in favour of Madgul Parks Private Limited.



5. Observations and Conclusions (Based on the Documents Supplied and/or the Search Results:

Save and subject to the observations and/or findings and/or comments and/or caveats given herein above, the Subject Property appears to be free from all encumbrances and the said Madgul Parks Private Limited appears to have a marketable title in respect of the Subject Property.

6. Disclaimers:

The scope of my report is limited by the following general parameters:

- a. I have assumed that the copies of the documents provided to me:
 - i. bear the genuine signatures, dates, stamps, seals and other markings and are true copies of the originals;
 - ii. are the only documents available with the client as aforesaid relating to the title of the Subject Property;
 - iii. have not been superseded by any other document not made available to me for whatever reason.
- b. My report relates only to searches caused to be conducted by me and does not relate to any other encumbrance and/or charge including those created, if any, by operation of law, like statutory charges on default of payment of income tax, sales tax, other government dues etc.
- c. This report is addressed to and is solely for the benefit of my client as aforesaid.
- d. No person other than my client as aforesaid shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this report, with or without my consent.

Yours faithfully,



Chandra Prakash Kakarania
Advocate
WB/572/1987

Encl: As above.