

REPORT ON TITLE AND OWNERSHIP

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land admeasuring **16.17** (Sixteen Point One Seven) acres comprised in L.R. Dag No. 4476 (P) in Mouza Konnagar, under L.R. Khatian No. 11976, J.L No. 107(previously J.L No. 7) Police Station — Uttarpara, District — Hooghly, and L.R. Dag Nos. 3444(P) in Mouza Barabahera, under L.R. Khatian No. 4129,J.L No. 105(previously J.L No. 5) Police Station — Uttarpara, District — Hooghly within the ambit of the Kanaipur Gram Panchayat ("Scheduled Land")

PRESENT OWNER OF THE SAID PROPERTY

BENGAL SHRIRAM HITECH CITY PRIVATE LIMITED

DOCUMENTS EXAMINED AND VERIFIED

- I. Registry Office Records at the Office of A.D.S.R. Uttarpara.
- II. Registry Office Records at Office of D.S.R.II Hooghly.

PLACES AND PERIOD OF SEARCHING: Necessary searches have been conducted at:

- (i) The **Office of District Sub-Registrar-II, Hooghly** for the period from 2000 to 2026 in Index-II.
- (ii) The Office of **A.D.S.R. Uttarpara** for the period from 2015 to 2026 in the Index-II.

My report is as follows: I have perused and considered the copies of the relevant documents and available records pertaining to the above premises and my report is as follows:

- (a) By a sale deed dated January 29th, 2008 made between Hindustan Motors Limited ("HML"), and Bengal Shriram Hi-Tech City Private Limited ("Bengal Shriram"), which was registered in the

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — I, Volume No. 21 - 22, Pages 10 to 80 being Deed No. 531 for the year 2008, HML sold, transferred and conveyed in favour of Bengal Shriram all that piece and parcel of land admeasuring 63.020 (sixty three point Zero two zero) acres, comprised in L.R. Dag Nos. 1887(p), 1888(p), 1889(p), 1894(p), 1895(p), 1896(p), 1902(p), 1903(p) and 1904(p) under R.S. Khatian No. 1677, L.R. Khatian No. 1808 in Mouza Khorda Bahera, J.L. No. 106(Previously J.L No. 6) and L.R. Dag Nos. 4473 and 4474(p) under R.S. Khatian No. 11721, L.R. Khatian No. 11976 in Mouza Konnagar, J.L. No. 107(Previously J.L No.7) situated under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal ("Larger Land");

(b) That by another sale deed dated January, 2008 made between Hindustan Motors Limited ("HML"), and Bengal Shriram Hi-Tech City Private Limited ("Bengal Shriram"), which was registered in the office of the Additional Registrar of Assurances-111, Kolkata and duly recorded in Book — I, Volume No. 4, Pages 112 to 138 being Deed No. 255 for the year 2008, HML sold, transferred and conveyed in favour of Bengal Shriram all that piece and parcel of land admeasuring 63.880 (sixty three point Eight Eight Zero) acres, comprised in L.R. Dag Nos. 4499, 4476(p), under, L.R. Khatian No. Dag Nos. 148(P) 150(P) 151(P) 152(p) under L.R. Khatian No. 5690 in Mouza Kotrang, J.L. No. 105(Previously J.L No. 5) and L.R. Dag Nos. 3444(P), 3665(P), 3666(P), 3667(P), L.R. Khatian No.3847 in Mouza Bara Bahera, J.L. No. 105(Previously J.L No. 5), under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal ("Larger Land");

(c) Thereafter, Bengal Shriram was recorded as a "raiyat" in respect of the Larger Land in the record of rights maintained at the office of the Block Land and Reforms Officer, Sreerampore —Uttarpara and is the absolute and lawful owner of the Larger Land as mentioned hereinabove;

(d) Subsequently, the Larger Land was inter-alia converted and presently is classified as "Upanagari" vide order no. IX-2/07(Comm)/2358/1(7)/S/2015 dated April 20, 2015;

(e) Bengal Shriram obtained sanction for the concerned project from Kolkata Metropolitan Development Authority;

Sanjukta Ray
Advocate

Opinion: Please note that Index-II searches pertaining to the below mentioned offices have been made in :

- (i) Additional District Sub-Registrar, Sreerampore,
- (ii) Additional District Sub-Registrar, Uttarpara

I have made searches in respect of ALL THAT piece and parcel of land admeasuring **16.17** (Sixteen Point One Seven) acres comprised in LR Dag No. 4476 (P) in Mouza Konnagar, under L.R. Khatian No. 11976, Police Station -Uttarpara, District – Hooghly and L.R. Dag Nos. 3444(P) in Mouza Barabahera under L.R. Khatian No.4129 Police Station- Uttarpara District-Hooghly within the ambit of the Kanaipur Gram Panchayat (“Scheduled Land”)

On the basis of the searches made and the copies of documents produced before me and the available records, I am providing the observation on marketable title of Bengal Shriram over the Scheduled Land. I have caused and conducted Index-II searches at the office of the District Sub-Registrar-II, Hooghly, in respect of the Scheduled Land for the period 2000 to 2026, wherein I have not found any entry for the said period. I have further caused and conducted Index-II searches at the office of the Additional District Sub-Registrar- Uttarpara, Hooghly, in respect of the Scheduled Land for the period 2015 to 2026, wherein I have not found any entry for the said period.

For the Year 2013 to 2026 in the name of Bengal Shriram Hi tech City Private Limited.

1. In the Court of the 1st Civil Judge, junior Division, at Hoogly, for Title Suit, Title Execution, Money Suit and Money Execution.
2. In the Court of the 1st Civil Judge, Senior Division, at Hoogly, for Title Suit, Title Execution, Money Suit and Money Execution.

We have caused to be made necessary searches for last 13 years (Thirteen) years as to whether any Title Suit, Title Execution Case, Money Suit and Money Execution Case in the concerned courts has been filed against the Owner in title of the Owner. No such Title Suit, Title Execution Case, Money

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

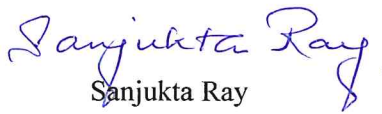
Suit or Money Execution Case appears to have been filed as per the Certificates issued by the concerned Court Officers.

From the enquiries made and from the available records in the office of the Land Acquisition, Collector-Chinsura, Hoogly, it appears that the said property is not affected by any proposed or existing proceeding for acquisition and requisition. There appears to be no notice for acquisition or requisition of the premises by any Govt. or statutory body or bodies in regard to the said

From the enquiries made and from relevant authority I found no other encumbrances which are subsisting on the Scheduled Land as on the date of this certificate and the said property is free from charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title. In the event any adverse entry affecting the Scheduled Land is found, the same shall be duly intimated.

Dated: 10.04.2026.

Yours faithfully,


Sanjukta Ray
Advocate.

Encl: As above.