

# TITLE REPORT

*R.S./L.R. Dag No. 20114684,  
being land measuring 80 decimal, more or less,  
at Mouza Patharghata, I.L. No. 36,  
Police Station Newtown (formerly Rajarhat), District North 24 Parganas*

*PART-1*

CLIENT: MESSIEURS PS VINAYAK HEIGHTS LLP

**Supriyo Basu & Associates**  
**Advocates**

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Kolkata-700001

## TITLE REPORT

**Re: Land measuring 80 (eighty) decimal, more or less, being the entirety of L.R. Dag No. 201/4684, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas**

Under instructions and on behalf of our Client, **Messieurs PS Vinayak Heights LLP**, We have caused due diligence limited to Devolution of Title in respect of the Said Property (defined below).

### **1. Definitions**

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 80 (eighty) decimal, more or less, being the entirety of L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), *Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas*, more fully and collectively described in the **Schedule** below.

1.1.2 **Owners:** shall mean (1) Viganharan Homes Private Limited, (2) Viganharan Conclave Private Limited, (3) Idika Buildcon LLP (formerly known as Idika Buildcon Private Limited), (4) Idika Developers LLP (formerly known as Idika Developers Private Limited), (5) Subhash Chand Barjatya, (6) Epistle Realestate Private Limited, (7) Edam Construction Private Limited, (8) Shiv Ratan Karnani, (9) Kisor Kumar Nadhani, (10) Sarita Jain, (11) Shree Salasar Properties And Finance Private Limited, (12) Edam Housing Private Limited, (13) Vaibhav Jain, (14) Akhilesh Kumar Jain, (15) Edam Infraestate LLP (formerly known as Edam Infraestate Private Limited), (16) Edam Infratech LLP (formerly known as Edam Infratech Private Limited), (17) Epistle Projects Private Limited and (18) Epistle Infratech Private Limited (collectively **Owners**).

### **2. Production of Documents of Title**

2.1 Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.



### 3. Devolution of Title

3.1 At all material time, one Raichuddin Molla was the sole and absolute owner in respect of land measuring 64 (sixty four) decimal, more or less, being a portion of R.S./L.R. Dag No. 201, recorded under R.S. Khatian No. 2565, Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Property Of Raichuddin In L.R. Dag No. 201**).

3.2 Said Raichuddin Molla, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind him surviving his only wife, Tahiran Bibi, 3 (three) sons, namely, (1) Abdul Sattar Molla, (2) Abdul Wahab Molla and (3) Abbasuddin Molla and 1 (one) daughter, Jamiran Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Raichuddin Molla in the Property Of Raichuddin In L.R. Dag No. 201. The ownership of Property Of Raichuddin In L.R. Dag No. 201 is elaborated in the chart given below:

Sl.	Owner	L.R. Dag No.	Area Owned (in dec.)
1.	Tahiran Bibi (Wife)	201	8
2.	Abdul Sattar Molla (Son)	201	16
3.	Abdul Wahab Molla (Son)	201	16
4.	Abbasuddin Molla (Son)	201	16
5.	Jamiran Bibi (Daughter)	201	8
<b>Total:</b>			<b>64</b>

3.3 By a Deed of Sale dated 10<sup>th</sup> December, 1990, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 185, at Pages 47 to 52, being Deed No. 7933 for the year 1990, said (1) Abdul Sattar Molla and (2) Abdul Wahab Molla sold, conveyed and transferred their right, title and interest in the Property Of Raichuddin In L.R. Dag No. 201, being land measuring 32 (thirty two) decimal, more or less, in L.R. Dag No. 201 in favour of A.S.M. Abdul Khaled Molla.

3.4 Said A.S.M. Abdul Khaled Molla mutated his name in the records of the Block Land and Lanf Reforms Officer, Rajarhat, under L.R. Khatian No. 154.

3.5 Said Tahiran Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, Abdul Sattar Molla and 1 (one) daughter, Jamiran Bibi, as her



only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Tahiran Bibi in the Property Of Raichuddin In L.R. Dag No. 201. It is pertinent to mention here that the other two sons of Tahiran Bibi predeceased her and therefore, they have not inherited any share from said Tahiran Bibi.

- 3.6 In the above mentioned circumstances the ownership of the Property Of Raichuddin In L.R. Dag No. 201 stands as given in the chart below:

Sl.	Owner	L.R. Dag No.	Area Owned (in dec.)
1.	Abdul Sattar Molla	201	5.33
2.	Abbasuddin Molla	201	16
3.	Jamiran Bibi	201	10.67
4.	A.S.M. Abdul Khaled Molla	201	32
<b>Total:</b>			<b>64</b>

- 3.7 By an Indenture of Sale dated 29<sup>th</sup> January, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 2, at Pages 7755 to 7766, being Deed No. 01174 for the year 2013, said (1) Abdul Sattar Molla and (2) A.S.M. Abdul Khaled Molla sold, conveyed and transferred their right, title and interest in the Property Of Raichuddin In L.R. Dag No. 201, being land measuring 37.33 (thirty seven point three three) decimal, more or less, in L.R. Dag No. 201 in favour of (1) Viganharan Homes Private Limited, (2) Viganharan Conclave Private Limited, (3) Idika Buildcon Private Limited and (4) Idika Developers Private Limited. It is pertinent to mention here that the subject matter of land transferred vide the said Deed No. 01174 for the year 2013 is 37.67 (thirty seven point six seven) decimal, more or less, comprised in L.R. Dag No. 201. The said measurement has been written in the title deed for exhausting the ROR in the name of the vendors therein. However, in fact said vendors therein were entitled to own land measuring 37.33 (thirty seven point three three) decimal, more or less, out of the Property Of Raichuddin In L.R. Dag No. 201 as elaborated hereinabove. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 01174 for the year 2013 is in respect of 37.33 (thirty seven point three three) decimal, more or less, comprised in L.R. Dag No. 201.
- 3.8 Said Jamiran Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Manirul Islam Molla and (2) Mafidul Islam Molla

and 2 (two) daughters, namely, (1) Phatema Begum alias Phatema Bibi Molla and (2) Khadija Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Jamiran Bibi in the Property Of Raichuddin In L.R. Dag No. 201, being land measuring 10.67 (ten point six seven) decimal, more or less, in L.R. Dag No. 201.

- 3.9 By a Deed of Conveyance dated 30<sup>th</sup> August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 16, at Pages 1618 to 1631, being Deed No. 11277 for the year 2012, said (1) Manirul Islam Molla, (2) Mafidul Islam Molla and (3) Phatema Begum alias Phatema Bibi Molla sold, conveyed and transferred land measuring 6.65 (six point six five) decimal, more or less, out of their right, title and interest in the Property Of Raichuddin In L.R. Dag No. 201 in favour of Manish Agarwal.
- 3.10 Said Manish Agarwal became the sole and absolute owner in respect of said land measuring 6.65 (six point six five) decimal, more or less, in L.R. Dag No. 201 being a portion of the Property Of Raichuddin In L.R. Dag No. 201 and mutated his name in the records of the Block Land Land Reforms Officer, Rajarhat under L.R. Khatian No. 5406.
- 3.11 By a Deed of Conveyance dated 30<sup>th</sup> May, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 10, at Pages 7733 to 7746, being Deed No. 06414 for the year 2014, said Manish Agarwal sold, conveyed and transferred said land measuring 6.65 (six point six five) decimal, more or less, out of the Property Of Raichuddin In L.R. Dag No. 201 in favour of Agreeable Real Estates Private Limited.
- 3.12 By an Indenture of Sale dated 29<sup>th</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 4814 to 4827, being Deed No. 00247 for the year 2012, said (1) Manirul Islam Molla, (2) Mafidul Islam Molla and (3) Phatema Begum alias Phatema Bibi Molla sold, conveyed and transferred their remaining right, title and interest in the Property Of Raichuddin In L.R. Dag No. 201, being land measuring 2.24 (two point two four) decimal, more or less, in L.R. Dag No. 201 in favour of (1) Epistle Housing Private Limited, (2) Epistle Realestate Private Limited, (3) Edam Construction Private Limited and (4) Edam Builders Private Limited.



- 3.13 By an Indenture of Sale dated 12<sup>th</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. 1, CD Volume No. 20, at Pages 666 to 679, being Deed No. 14131 for the year 2012, said Khadija Bibi sold, conveyed and transferred her right, title and interest in the Property Of Raichuddin In L.R. Dag No. 201, being land measuring 1.8 (one point eight) decimal, more or less, in L.R. Dag No. 201 in favour of (1) Yogadhipa Estates Private Limited, (2) Viganharan Builders Private Limited, (3) Edam Properties Private Limited and (4) Edam Housing Private Limited.
- 3.14 In the above mentioned circumstances said (1) Viganharan Homes Private Limited, (2) Viganharan Conclave Private Limited, (3) Idika Buildcon Private Limited, (4) Idika Developers Private Limited, (5) Agreeable Real Estates Private Limited, (6) Epistle Housing Private Limited, (7) Epistle Realestate Private Limited, (8) Edam Construction Private Limited, (9) Edam Builders Private Limited, (10) Yogadhipa Estates Private Limited, (11) Viganharan Builders Private Limited, (12) Edam Properties Private Limited and (13) Edam Housing Private Limited became the absolute owners in respect of land measuring 48 (forty eight) decimal, more or less, out of the Property Of Raichuddin In L.R. Dag No. 201 (**First Property In L.R. Dag No. 201**).
- 3.15 At all material time, (1) Abdul Motaleb alias Motaleb Molla, (2) Anarjan Bibi, (3) Chakkina Bibi alias Maila Bibi Molla and (4) Janu Bibi were the joint and absolute owners in respect of land measuring 33 (thirty three) decimal, more or less, being a portion of R.S./L.R. Dag No. 201, recorded under R.S. Khatian No. 1851, Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Second Property In L.R. Dag No. 201**). The Ownership of the Second Property In L.R. Dag No. 201 is given hereunder:

Sl.	Owner	Share	R.S./L.R. Dag No.	Area Owned (in dec)
1.	Abdul Motaleb <i>alias</i> Motaleb Molla	7 Ana	201	14.4375
2.	Anarjan Bibi	3 Ana 10 Gonda	201	7.2188
3.	Chakkina Bibi <i>alias</i> Maila Bibi Molla	3 Ana 10 Gonda	201	7.2187
4.	Janu Bibi	2 Ana	201	4.125
<b>Total:</b>				<b>33</b>



- 5.1.1 Said Janu Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, Abdul Motaleb alias Motaleb Molla and 2 (two) daughters, namely, (1) Anarjan Bibi and (2) Chakkina Bibi alias Maila Bibi Molla, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Janu Bibi in the Second Property In L.R. Dag No. 201. In the given circumstances the ownership of Second Property In L.R. Dag No. 201 is given hereunder:

Sl.	Owner	L.R. Dag No.	Area Owned (in dec)	Definition
1.	Abdul Motaleb alias Motaleb Molla	201	16.50	First Portion Of Second Property In L.R. Dag No. 201
2.	Anarjan Bibi	201	8.25	Second Portion Of Second Property In L.R. Dag No. 201
3.	Chakkina Bibi alias Maila Bibi Molla	201	8.25	Third Portion Of Second Property In L.R. Dag No. 201
<b>Total:</b>			<b>33</b>	

- 3.16 Said Abdul Motaleb alias Motaleb Molla, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind him surviving his only wife, Baharencha Bibi alias Baharan Bibi, 7 (seven) sons, namely, (1) Jumman Molla, (2) Monaf Molla alias Monaf Ali Molla, (3) Arman Molla alias Arman Ali Molla, (4) Sahajan Molla alias Sahajan Ali Molla, (5) Ajan Molla, (6) Anoar Molla, (7) Majed Molla alias Majed Ali Molla and 2 (two) daughters, namely, (1) Himela Bibi and (2) Anowara Bibi (collectively **Legal Heirs Of Motaleb**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Motaleb alias Motaleb Molla in the Second Property In L.R. Dag No. 201.
- 3.17 By a Deed of Conveyance dated 5<sup>th</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, being Deed No. 13974 for the year 2012, said Legal Heirs Of Motaleb sold, conveyed and transferred land measuring 16.5 (sixteen point five) decimal, more or less, being the First Portion Of Second Property In L.R. Dag No. 201 in favour of (1) Daulat Jain and (2) Roshni Jain. It is pertinent to mention here that the subject matter of land transferred vide the said Deed No. 13974 for the year 2012 is 22 (twenty two) decimal, more or less, comprised in L.R. Dag No. 201. The said measurement has been written in the title deed for exhausting the L.R. ROR in the name of

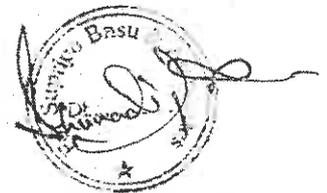


the vendors mentioned therein. However, in fact said vendors mentioned therein were entitled to own land measuring 16.5 (sixteen point five) decimal, more or less, out of the Second Property In L.R. Dag No. 201 as elaborated hereinabove. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 13974 for the year 2012 is in respect of 16.5 (sixteen point five) decimal, more or less, comprised in L.R. Dag No. 201.

- 3.18 Said Anarjan Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Ahad Ali Molla, (2) Sahidul Islam Molla, (3) Subid Ali Molla, (4) Raphikul Islam Molla and (5) Sirajul Islam Molla and 5 (five) daughters, namely, (1) Ajila Bibi, (2) Lacchiman Molla, (3) Marjina Molla, (4) Majida Bibi and (5) Fajila Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Anrajan Bibi in the Second Portion Of Second Property In L.R. Dag No. 201.
- 3.19 Said Fajila Bibi, being one of the legal heirs of Late Anarjan Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Abul Khaer Molla and (2) Sariful Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Fajila Bibi in the Second Portion Of Second Property In L.R. Dag No. 201.
- 3.20 In the above mentioned circumstances said (1) Ahad Ali Molla, (2) Sahidul Islam Molla, (3) Subid Ali Molla, (4) Raphikul Islam Molla, (5) Sirajul Islam Molla, (6) Ajila Bibi, (7) Lacchiman Molla, (8) Marjina Molla, (9) Majida Bibi, (10) Abul Khaer Molla and (11) Sariful Molla (collectively **Ahad Ali & Ors.**) became the joint and absolute owners in respect of the Second Portion Of Second Property In L.R. Dag No. 201, being land measuring 8.25 (eight point two five), more or less, in L.R. Dag No. 201, each having diverse shares therein.
- 3.21 By a Deed of Conveyance dated 14<sup>th</sup> August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 15, at Pages 5475 to 5497, being Deed No. 10740 for the year 2012, said Ahad Ali & Ors. sold, conveyed and transferred land measuring 5 (five) decimal, more or less, being a portion of Second Portion Of Second Property In L.R. Dag No. 201 in favour of one Praveen Kumar Gupta.
- 3.22 By a Deed of Conveyance dated 14<sup>th</sup> August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 15, at Pages 4747 to 4762,



- being Deed No. 10696 for the year 2012, said Chakkina Bibi alias Maila Bibi Molla sold, conveyed and transferred land measuring 6 (six) decimal, more or less, being a portion of Third Portion Of Second Property In L.R. Dag No. 201 in favour of said Praveen Kumar Gupta.
- 3.23 In the above mentioned circumstances said Praveen Kumar Gupta became the sole and absolute owner in respect of land measuring 11 (eleven) decimal, more or less, out of the Second Portion Of Second Property In L.R. Dag No. 201 and Third Portion Of Second Property In L.R. Dag No. 201.
- 3.24 By a Deed of Conveyance dated 8<sup>th</sup> October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 18, at Pages 4785 to 4810, being Deed No. 12878 for the year 2012, said Praveen Kumar Gupta sold, conveyed and transferred said land measuring 5 (five) decimal, more or less, being a portion of Second Portion Of Second Property In L.R. Dag No. 201 and land measuring 6 (six) decimal, more or less, being a portion of Third Portion Of Second Property In L.R. Dag No. 201 in favour of (1) Edam Infraestate Private Limited, (2) Edam Infratech Private Limited, (3) Epistle Projects Private Limited and (4) Epistle Infratech Private Limited.
- 3.25 In the given circumstances said (1) Ahad Ali & Ors. remained the joint and absolute owners in respect of land measuring 3.25 (three point two five) decimal, more or less, being a portion the Second Portion Of Second Property In L.R. Dag No. 201 and (2) Chakkina Bibi alias Maila Bibi Molla remained the sole and absolute owner in respect of land measuring 2.25 (two point two five) decimal, more or less, being a portion the Third Portion Of Second Property In L.R. Dag No. 201.
- 3.26 By a Deed of Conveyance dated 22<sup>nd</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 223 to 242, being Deed No. 00012 for the year 2012, said Ahad Ali & Ors. sold, conveyed and transferred said remaining land measuring 3.25 (three point two five) decimal, more or less, being a portion of Second Portion Of Second Property In L.R. Dag No. 201 in favour of (1) Epistle Housing Private Limited, (2) Epistle Realestate Private Limited, (3) Edam Construction Private Limited and (4) Edam Builders Private Limited.
- 3.27 By a Deed of Conveyance dated 14<sup>th</sup> December, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 2, at Pages 3864 to 3875,



being Deed No. 00911 for the year 2012, said Chakkina Bibi alias Maila Bibi sold, conveyed and transferred said remaining land measuring 2.25 (two point two five) decimal, more or less, being a portion of Third Portion Of Second Property In L.R. Dag No. 201 in favour of (1) Epistle Housing Private Limited, (2) Epistle Realestate Private Limited, (3) Edam Construction Private Limited and (4) Edam Builders Private Limited.

3.28 Out of the aforesaid owners, (1) Idika Buildcon Private Limited, (2) Idika Developers Private Limited, (3) Edam Infraestate Private Limited, (4) Edam Infratech Private Limited and (5) Agreeable Real Estates Private Limited have been converted to (1) Idika Buildcon LLP, (2) Idika Developers LLP, (3) Edam Infraestate LLP, (4) Edam Infratech LLP and (5) Agreeable Real Estates LLP, respectively, and registered their converted name before the Registrar of Companies in pursuant to sec. 58(1) of the Limited Liability Partnership Act, 2008 and out of them (1) Idika Buildcon LLP, (2) Idika Developers LLP, (3) Edam Infraestate LLP and (4) Edam Infratech LLP modified their name in the records of the Block Land and Land Reforms Officer, Rajarhat accordingly.

3.29 In the above mentioned circumstances said (1) Viganharan Homes Private Limited, (2) Viganharan Conclave Private Limited, (3) Idika Buildcon LLP, (4) Idika Developers LLP, (5) Agreeable Real Estates LLP, (6) Epistle Housing Private Limited, (7) Epistle Realestate Private Limited, (8) Edam Construction Private Limited, (9) Edam Builders Private Limited, (10) Yogadhipa Estates Private Limited, (11) Viganharan Builders Private Limited, (12) Edam Properties Private Limited, (13) Edam Housing Private Limited, (14) Daulat Jain, (15) Roshni Jain, (16) Edam Infraestate LLP, (17) Edam Infratech LLP, (18) Epistle Projects Private Limited and (19) Epistle Infratech Private Limited have become the joint and absolute owners in respect of the First Property In L.R. Dag No. 201 and Second Property In L.R. Dag No. 201, collectively being land measuring 81 (eighty one) decimal, more or less, out of which land measuring 80 (eighty) decimal, more or less has been segregated from R.S./L.R. Dag No. 201 and presently being identified as a separate new L.R. Dag being No. 201/4684 (**Said Property**) vide an Order No. 2 dated 30<sup>th</sup> September, 2019, passed by the Block Land and Land Reforms Officer, Rajarhat and the ownership of the Said Property is given in the chart below:

Owner	L.R. Dag No.	L.R. Khatian No.	Ownership Area (in dec.)	Mutated Area (in dec.)
Viganharan Homes Private Limited	201/4684	5404	9.3325	9.824
Viganharan Conclave Private Limited	201/4684	5403	9.3325	9.824



Idika Buildcon LLP	201/4684	5405	9.3325	10.232
Idika Developers LLP	201/4684	5402	9.3325	9.824
Agreeable Real Estates LLP (recorded as Agreeable Real Estates Private Limited)	201/4684	5808	6.65	6.024
Epistle Housing Private Limited	201/4684	5382	1.935	1.936
Epistle Realestate Private Limited	201/4684	5383	1.935	1.936
Edam Construction Private Limited	201/4684	5384	1.935	1.936
Edam Builders Private Limited	201/4684	5385	1.935	1.936
Yogadhipa Estates Private Limited	201/4684	5312	0.45	0.45
Vignanharan Builders Private Limited	201/4684	5313	0.45	0.45
Edam Properties Private Limited	201/4684	5310	0.45	0.45
Edam Housing Private Limited	201/4684	5311	0.45	0.45
Daulat Jain	201/4684	5569	8.25	6.96
Roshni Jain	201/4684	5567	8.25	6.944
Edam Infraestate LLP	201/4684	5323	2.75	2.696
Edam Infratech LLP	201/4684	5324	2.75	2.712
Epistle Projects Private Limited	201/4684	5325	2.75	2.712
Epistle Infratech Private Limited	201/4684	5326	2.75	2.712
<b>Total:</b>			<b>81.02</b>	<b>80</b>

- 3.30 By a Deed of Conveyance dated 6<sup>th</sup> April, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 245314 to 245337, being Deed No. 152305226 for the year 2021, said Daulat Jain sold, conveyed and transferred land measuring 8.25 (eight point two five) decimal, more or less, in said L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201) in favour of Vaibhav Jain. It is pertinent to mention here that the subject matter of land transferred vide the said Deed No. 152305226 for the year 2021 is 11 (eleven) decimal, more or less, comprised in L.R. Dag No. 201/4684. The said measurement has been written in the title deed for exhausting the L.R. ROR in the name of the said vendor mentioned therein. However, in fact said vendor mentioned therein were entitled to own land measuring 8.25 (eight point two five) decimal, more or less, out of the Second Property In L.R. Dag No. 201/4684 as elaborated hereinabove. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 152305226 for the year 2021 is in respect of 8.25 (eight point two five) decimal, more or less, comprised in L.R. Dag No. 201/4684.
- 3.31 By a Deed of Conveyance dated 6<sup>th</sup> April, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 245228 to 245251, being Deed No. 152305223 for the year 2021, said Roshni Jain sold, conveyed and transferred land measuring 8.25 (eight point two five) decimal, more or less, in said L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201) in favour of

Akhilesh Kumar Jain. It is pertinent to mention here that the subject matter of land transferred vide the said Deed No. 152305223 for the year 2021 is 11 (eleven) decimal, more or less, comprised in L.R. Dag No. 201/4684. The said measurement has been written in the title deed for exhausting the L.R. ROR in the name of the said vendor mentioned therein. However, in fact said vendor mentioned therein were entitled to own land measuring 8.25 (eight point two five) decimal, more or less, out of the Second Property In L.R. Dag No. 201/4684 as elaborated hereinabove. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 152305223 for the year 2021 is in respect of 8.25 (eight point two five) decimal, more or less, comprised in L.R. Dag No. 201/4684.

- 3.32 By a Deed of Conveyance dated 24<sup>th</sup> March, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 204217 to 204250, being Deed No. 152304914 for the year 2021, said Epistle Housing Private Limited sold, conveyed and transferred its right title and interest in L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), being land measuring 1.935 (one point nine three five) decimal, more or less [mutated as 1.936 (one point nine three six) decimal, more or less], in favour of Subhash Chand Barjatya with the confirmation of Kyal Developers Private Limited being the Confirming Party therein.
- 3.33 By a Deed of Conveyance dated 24<sup>th</sup> March, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 204116 to 204149, being Deed No. 152304910 for the year 2021, said Viganharan Builders Private Limited sold, conveyed and transferred its right title and interest in L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), being land measuring 0.45 (zero point four five) decimal, more or less, in favour of Sarita Jain with the confirmation of Kyal Developers Private Limited being the Confirming Party therein.
- 3.34 By a Deed of Conveyance dated 19<sup>th</sup> April, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 210724 to 210760, being Deed No. 190404358 for the year 2021, said Yogadhipa Estates Private Limited sold, conveyed and transferred its right title and interest in L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), being land measuring 0.45 (zero point four five) decimal, more or less, in favour of Kisor Kumar Nadhani with the confirmation of Kyal Developers Private Limited being the Confirming Party therein.



- 3.35 By a Deed of Conveyance dated 6<sup>th</sup> April, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 245252 to 245278, being Deed No. 152305224 for the year 2021, said Agreeable Real Estates LLP (formerly known as Agreeable Real Estates Private Limited) sold, conveyed and transferred its right title and interest in L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), being land measuring 6.65 (six point six five) decimal, more or less, in favour of (1) Akhilesh Kumar Jain and (2) Vaibhav Jain.
- 3.36 By a Deed of Conveyance dated 30<sup>th</sup> July, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 325230 to 325266, being Deed No. 190406662 for the year 2021, said Edam Properties Private Limited sold, conveyed and transferred its right title and interest in L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), being land measuring 0.45 (zero point four five) decimal, more or less, in favour of Shree Salasar Properties And Finance Private Limited.
- 3.37 By a Deed of Conveyance dated 12<sup>th</sup> November, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 706060 to 706096, being Deed No. 190414270 for the year 2021, said Edam Builders Private Limited sold, conveyed and transferred its right title and interest in L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), being land measuring 1.936 (one point nine three six) decimal, more or less, in favour of Shiv Ratan Karnani.
- 3.38 In the aforesaid events and circumstances said Owners have become the joint and absolute owners in respect of the Said Property and as per the documents provided to us, the ownership of the Said Property is given in the chart below:

Owner	L.R. Dag No.	L.R. Khatian No.	Ownership Area (in dec.)	Mutated Area (in dec.)
Vignanharan Homes Private Limited	201/4684	5404	9.3325	9.824
Vignanharan Conclave Private Limited	201/4684	5403	9.3325	9.824
Idika Buildcon LLP	201/4684	5405	9.3325	10.232
Idika Developers LLP	201/4684	5402	9.3325	9.824
Akhilesh Kumar Jain	201/4684	7213	3.325	9.952
			8.25	
Vaibhav Jain	201/4684	7214	3.325	9.976
			8.25	



Subhash Chand Barjatya	201/4684	7203	1.935	1.936
Epistle Realestate Private Limited	201/4684	5383	1.935	1.936
Edam Construction Private Limited	201/4684	5384	1.935	1.936
Shiv Ratan Karnani	201/4684	7384	1.935	1.936
Kisor Kumar Nadhani	201/4684	7208	0.45	0.45
Sarita Jain	201/4684	7205	0.45	0.45
Shree Salasar Properties And Finance Private Limited	201/4684	7297	0.45	0.45
Edam Housing Private Limited	201/4684	5311	0.45	0.45
Edam Infraestate LLP	201/4684	5323	2.75	2.696
Edam Infratech LLP	201/4684	5324	2.75	2.712
Epistle Projects Private Limited	201/4684	5325	2.75	2.712
Epistle Infratech Private Limited	201/4684	5326	2.75	2.712
<b>Total:</b>			<b>81.02</b>	<b>80</b>

3.39 By virtue of a Development Agreement dated 31<sup>st</sup> January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 304011 to 304379, being No. 190403383 for the year 2022, said Owners have jointly appointed PS Vinayak Heights LLP as the Developer to develop inter alia the Said Property under the terms and conditions agreed thereupon and the Owners have also granted a Power of Attorney dated 31<sup>st</sup> January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 303743 to 304010, being No. 190403384 for the year 2022 in this regard unto and in favour of PS Vinayak Heights LLP.

#### 4. Conclusion:

- 4.1 We have relied upon the searches caused by M/s. S. Nath & Company. The searches caused by them have not disclosed any encumbrances affecting the Said Property as per its Search Report and our Report is based upon such representation.
- 4.2 We would however mention that the searches caused by M/s. S. Nath & Company relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 4.3 As represented by M/s. S. Nath & Company, some of the searches done were incomplete due to non-availability of records as mentioned therein.
- 4.4 Our client has submitted an RTI Reply dated 30<sup>th</sup> December, 2019, from the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas stating that the Said Property along with other



properties are not vested to the State under UL(C&R) Act, 1976 as per their available record.

4.5 Please take note of the observation and advice in respect of the Said Property. They are:

➤ We have observed that the mutation in the present L.R. Record of Rights is not accurate. However, the difference is very negligible, hence, no further compliance is required in this regard.

4.6 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.

**5. Disclaimer:**

5.1 This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.

5.2 This Title Report shall not be used or utilised as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.

5.3 We would further mention that we have not caused any searches with regard to the Said Property and have relied upon the Search Report issued by M/s. S. Nath & Company as aforesaid and this Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.



**Schedule  
(Said Property)**

Land measuring 80 (eighty) decimal, more or less, being the entirety of L.R. Dag No. 201/4684 (formerly being a portion of R.S./L.R. Dag No. 201), Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Said Property is detailed in the Chart below:

R.S./L.R. Dag No.	L.R. Khatian Nos.	Area (in Decimal)
201/4684	5311, 5323, 5324, 5325, 5326, 5383, 5384, 5402, 5403, 5404, 5405, 7203, 7205, 7208, 7213, 7214, 7297 & 7384	80

Date: 9<sup>th</sup> September, 2022

Place: Kolkata

For **Supriyo Basu & Associates**

  
Advocate

**Annexure A**  
**(Document Produced)**

<b>Sl.</b>	<b>Nature, Date and Particulars of Documents</b>	<b>Status</b>
<b>A1</b>	R.S. Information in respect of R.S. Dag No. 201, recorded under R.S. Khatian Nos. 1851 & 2565	Photocopy
<b>A2</b>	Farayaznama of Late Raichuddin Molla dated 15 <sup>th</sup> November, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
<b>A3</b>	Affidavit dated 2 <sup>nd</sup> May, 2013, sworn by Abdus Sattar Molla and A.S.M. Abdul Khaled Molla before the First Class Judicial Magistrate, Sealdah	Photocopy
<b>A4</b>	Deed of Sale dated 10 <sup>th</sup> December, 1990, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 185, at Pages 47 to 52, being Deed No. 7933 for the year 1990, between Abdul Wahab Molla & Anr. as Vendors and A.S.M. Abdul Khaled Molla as Purchaser	Photocopy
<b>A5</b>	Plot Information dated 14 <sup>th</sup> February, 2012, in respect of L.R. Dag No. 201, bearing L.R. Khatian Nos. 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 154, 155, 156 and 157	Photocopy
<b>A6</b>	Legal Heir Certificate of Late Tahiran Bibi dated 7 <sup>th</sup> March, 2001, issued by Jorhat Bishnupur No.2 Gram Panchayat	Photocopy
<b>A7</b>	Farayaznama of Late Tahiran Bibi dated 24 <sup>th</sup> November, 2012, issued by Mufti Md. Zahiruddin	Photocopy
<b>A8</b>	Indenture of Sale dated 29 <sup>th</sup> January, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 2, at Pages 7755 to 7766, being Deed No. 01174 for the year 2013, between Abdus Sattar Molla & Anr. as Vendors and Viganharan Homes Private Limited & Ors. as Purchasers	Photocopy
<b>A9</b>	Death Certificate dated 25 <sup>th</sup> March, 2011 in the name of Jamiran Bibi duly issued by the Department of Health & Family Welfare, Government of West Bengal	Photocopy
<b>A10</b>	Legal Heir Certificate of Late Jamiran Bibi dated 30 <sup>th</sup> September, 2010, issued by Shanpukur Gram Panchayat	Photocopy
<b>A11</b>	Farayaznama of Late Jamiran Bibi dated 15 <sup>th</sup> November, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy

<b>A12</b>	Deed of Conveyance dated 30 <sup>th</sup> August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 16, at Pages 1618 to 1631, being Deed No. 11277 for the year 2012, between Manirul Islam Molla & Ors. as Vendors and Manish Agarwal as Purchaser	Photocopy
<b>A13</b>	Plot Information dated 24 <sup>th</sup> January, 2014, in respect of L.R. Dag No. 201, bearing L.R. Khatian Nos. 156, 157, 5310, 5311, 5312, 5313, 5323, 5324, 5325, 5326, 5402, 5403, 5404, 5405, 5406, 5567 and 5569	Photocopy
<b>A14</b>	Deed of Conveyance dated 30 <sup>th</sup> May, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 10, at Pages 7733 to 7746, being Deed No. 06414 for the year 2014, between Manish Agarwal as Vendor and Agreeable Real Estates Private Limited as Purchaser	Photocopy
<b>A15</b>	Indenture of Sale dated 29 <sup>th</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 4814 to 4827, being Deed No. 00247 for the year 2012, between Manirul Islam Molla & Ors. as Vendors and Epistle Housing Private Limited & Ors. as Purchasers	Photocopy
<b>A16</b>	Indenture of Sale dated 12 <sup>th</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 20, at Pages 666 to 679, being Deed No. 14131 for the year 2012, between Khadija Bibi as Vendor and Yogadhipa Estates Private Limited & Ors. as Purchasers	Photocopy
<b>A17</b>	Farayaznama of Late Janu Bibi dated 13 <sup>th</sup> October, 2012, issued by Md. Azizul Haque	Photocopy
<b>A18</b>	Legal Heir Certificate of Late Motaleb Molla dated 26 <sup>th</sup> June, 2003, issued by Patharghata Gram Panchayat	Photocopy
<b>A19</b>	Farayaznama of Late Abdul Motaleb Molla dated 15 <sup>th</sup> April, 2012, issued by Mufti Md. Younus Molla	Photocopy
<b>A20</b>	Deed of Conveyance dated 5 <sup>th</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, being Deed No. 13974 for the year 2012, between Baharencha Bibi alias Baharan Bibi & Ors as Vendors and Daulat Jain & Anr as Purchasers	Photocopy



<b>A21</b>	Farayaznama of Late Anarjan Bibi dated 17 <sup>th</sup> November, 2012, issued by Mufti Md. Younus Molla	Photocopy
<b>A22</b>	Farayaznama of Late Fajila Bibi dated 15 <sup>th</sup> November, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
<b>A23</b>	Deed of Conveyance dated 14 <sup>th</sup> August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 15, at Pages 5475 to 5497, being Deed No. 10740 for the year 2012, between Ahad Ali & Ors. as Vendors and Praveen Kumar Gupta as Purchaser	Photocopy
<b>A24</b>	Deed of Conveyance dated 14 <sup>th</sup> August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 15, at Pages 4747 to 4762, being Deed No. 10696 for the year 2012, between Chakkina Bibi as Vendor and Praveen Kumar Gupta as Purchaser	Photocopy
<b>A25</b>	Deed of Conveyance dated 8 <sup>th</sup> October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 18, at Pages 4785 to 4810, being Deed No. 12878 for the year 2012, between Praveen Kumar Gupta as Vendor and Edam Infraestate Private Limited & Ors. as Purchasers	Photocopy
<b>A26</b>	Deed of Conveyance dated 22 <sup>nd</sup> November, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 223 to 242, being Deed No. 00012 for the year 2012, between Ahad Ali & Ors. as Vendors and Epistle Housing Private Limited & Ors. as Purchasers	Photocopy
<b>A27</b>	Deed of Conveyance dated 14 <sup>th</sup> December, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 2, at Pages 3864 to 3875, being Deed No. 00911 for the year 2012, between Chakkina Bibi alias Maila Bibi as Vendor and Epistle Housing Private Limited & Ors. as Purchasers	Photocopy
<b>A28</b>	Plot Information dated 1 <sup>st</sup> October, 2019, in respect of L.R. Dag No. 201/4684, bearing L.R. Khatian Nos. 5310, 5311, 5312, 5313, 5323, 5324, 5325, 5326, 5402, 5403, 5404, 5405, 5567, 5569 and 5808	Photocopy
<b>A29</b>	Certificate of Registration on Conversion of Idika Buildcon Private Limited to Idika Buildcon LLP, issued by the Registrar of Companies on 5 <sup>th</sup> November, 2018	Photocopy

<b>A30</b>	Certificate of Registration on Conversion of Idika Developers Private Limited to Idika Developers LLP, issued by the Registrar of Companies on 1 <sup>st</sup> November, 2018	Photocopy
<b>A31</b>	Certificate of Registration on Conversion of Edam Infraestate Private Limited to Edam Infraestate LLP, issued by the Registrar of Companies on 23 <sup>rd</sup> October, 2018	Photocopy
<b>A32</b>	Certificate of Registration on Conversion of Edam Infratech Private Limited to Edam Infratech LLP, issued by the Registrar of Companies on 17 <sup>th</sup> December, 2018	Photocopy
<b>A33</b>	Certificate of Registration on Conversion of Agreeable Real Estates Private Limited to Agreeable Real Estates LLP, issued by the Registrar of Companies on 16 <sup>th</sup> November, 2017	Photocopy
<b>A34</b>	Order No. 2 dated 30 <sup>th</sup> September, 2019, passed by the Block Land and Land Reforms Officer, Rajarhat, in Case No. MC/1774/2019, with regard to formation of L.R. Dag No. 201/4684	Photocopy
<b>A35</b>	Deed of Conveyance dated 6 <sup>th</sup> April, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 245314 to 245337, being Deed No. 152305226 for the year 2021, between Daulat Jain as Vendor, and Vaibhav Jain as Purchaser	Photocopy
<b>A36</b>	Deed of Conveyance dated 6 <sup>th</sup> April, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 245228 to 245251, being Deed No. 152305223 for the year 2021, between Roshni Jain as Vendor and Akhilesh Kumar Jain as Purchaser	Photocopy
<b>A37</b>	Deed of Conveyance dated 24 <sup>th</sup> March, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 204217 to 204250, being Deed No. 152304914 for the year 2021, between Epistle Housing Private Limited as Vendor, Subhash Chand Barjatya as Purchaser and Kyal Developers Private Limited as the Confirming Party	Photocopy
<b>A38</b>	Deed of Conveyance dated 24 <sup>th</sup> March, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 204116 to 204149, being Deed No. 152304910 for the year 2021, between Viganharan Builders Private Limited as the Vendor, Sarita Jain as the Purchaser and Kyal Developers Private Limited as the Confirming Party	Photocopy
<b>A39</b>	Deed of Conveyance dated 19 <sup>th</sup> April, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021,	Photocopy



	at Pages 210724 to 210760, being Deed No. 190404358 for the year 2021, between Yogadhipa Estates Private Limited as the Vendor, Kisor Kumar Nadhani as the Purchaser and Kyal Developers Private Limited as the Confirming Party	
<b>A40</b>	Deed of Conveyance dated 6 <sup>th</sup> April, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 245252 to 245278, being Deed No. 152305224 for the year 2021, between Agreeable Real Estates LLP as the Vendor and (1) Akhilesh Kumar Jain and (2) Vaibhav Jain as the Purchasers	Photocopy
<b>A41</b>	RTI Reply Letter dated 30 <sup>th</sup> December, 2019, bearing Memo No. 306(II)/ULC/BST, sent from the Office of the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas addressing to Mr. Alamgir Reza, Advocate	Photocopy
<b>A42</b>	Deed of Conveyance dated 30 <sup>th</sup> July, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 325230 to 325266, being Deed No. 190406662 for the year 2021, between Edam Properties Private Limited as Vendor and Shree Salasar Properties And Finance Private Limited as Purchaser	Photocopy
<b>A43</b>	Deed of Conveyance dated 12 <sup>th</sup> November, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 706060 to 706096, being Deed No. 190414270 for the year 2021, between Edam Builders Private Limited as Vendor and Shiv Ratan Karnani as Purchaser	Photocopy
<b>A44</b>	Plot Information dated 31 <sup>st</sup> August, 2022, in respect of L.R. Dag No. 201/4684, bearing L.R. Khatian Nos. 5311, 5323, 5324, 5325, 5326, 5383, 5384, 5402, 5403, 5404, 5405, 7203, 7205, 7208, 7213, 7214, 7297 and 7384	Photocopy

**Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A44.**

**Annexure X  
(Development Documents Produced)**

<b>X1</b>	Development Agreement dated 31 <sup>st</sup> January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 304011 to 304379, being No. 190403383 for the year 2022	Photocopy
<b>X2</b>	Power of Attorney dated 31 <sup>st</sup> January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 303743 to 304010, being No. 190403384 for the year 2022	Photocopy

**Photocopy of the Development Documents are annexed and marked as Annexure-X1 and X2 in a separate Volume being named as the "Annexure X" which shall be treated as a part of this Title Report.**

pc  
PS Vinayak Heights LLP  
*Pranav Das*  
Partner/Authorised Signatory

PS Vinayak Heights LLP  
*Pranav Das*  
Partner/Authorised Signatory

