

TITLE REPORT

*R.S./L.R. Dag No. 203,
being land measuring 103 decimal, more or less,
at Mouza Patharghata, J.L. No. 36,
Police Station Newtown (formerly Rajarhat), District North 24 Parganas*

CLIENT: MESSIEURS PS VINAYAK HEIGHTS LLP

Supriyo Basu & Associates

Advocates

Room No.48

Ground Floor, Temple Chambers

6, Old Post Office Street

Kolkata-700001

TITLE REPORT

Re: Land measuring 103 (one hundred and three) decimal, more or less, being the entirety of R.S./L.R. Dag No. 203, 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 103 (one hundred and three) decimal, more or less, being the entirety of R.S./L.R. Dag No. 203, 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) Edam Infraestate LLP (previously known as Edam Infraestate Private Limited), (2) Edam Infratech LLP (previously known as Edam Infratech Private Limited), (3) Epistle Projects Private Limited, (4) Epistle Infratech Private Limited, (5) Dayanita Developers Private Limited, (6) Anantaaya Promoters Private Limited, (7) Dhurya Construction Private Limited, (8) Dhanagama Realtors Private Limited, (9) Ibex Garden LLP (previously known as Ibex Garden Private Limited), (10) Whippet Builders LLP (previously known as Whippet Builders Private Limited), (11) Epistle Builders LLP (previously known as Epistle Builders Private Limited), (12) Ibex Housing LLP (previously known as Ibex Housing Private Limited), (13) Ibex Tower Private Limited, (14) Kathakunj Property Private Limited, (15) Ibhanan Conclave Private Limited and (16) Ibhanan Tower Private Limited (collectively **Owners**).

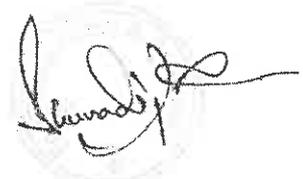
2. Production of Documents of Title

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


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3. Devolution of Title

- 3.1 At all material time one Abdul Motaleb Dhali alias Motaleb Dhali was the sole and absolute owner of land measuring 103 (one hundred and three) decimal, more or less, being the entirety of R.S./L.R. Dag No. 203, recorded under R.S. Khatian No. 511, *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 (**Said Property In L.R. Dag No. 203**).
- 3.2 Said Abdul Motaleb Dhali alias Motaleb Dhali, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his 11 (eleven) sons, namely, (1) Lutfar Rahaman Dhali, (2) Azizar Rahaman Dhali, (3) Atiar Rahaman Dhali, (4) Abdur Rahaman Dhali, (5) Habibar Rahaman Dhali, (6) Nazrul Islam Dhali, (7) Emadatul Islam Dhali, (8) Sahidul Islam Dhali, (9) Idrish Rahaman Dhali alias Chali alias Aachidul Islam Dhali, (10) Matiar alias Matiyar Rahaman Dhali and (11) Abdul Jabbar Dhali, as his only legal heirs who jointly and in equal share inherited the right, title and interest of Late Abdul Motaleb Dhali alias Motaleb Dhali in the Said Property In L.R. Dag No. 203.
- 3.3 In the above mentioned circumstances said Lutfar Rahaman Dhali became the sole and absolute owner in respect of land measuring 9.38 (nine point three eight) decimal, more or less, out of the Said Property In L.R. Dag No. 203 (**First Property In L.R. Dag No. 203**).
- 3.4 By a Deed of Conveyance dated 28th September, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 17, at Pages 14901 to 14919, being Deed No. 12572 for the year 2012, said Lutfar Rahaman Dhali sold, conveyed and transferred the First Property In L.R. Dag No. 203, being land measuring 9.38 (nine point three eight) decimal, more or less, out of the Said Property In L.R. Dag No. 203 in favour of (1) Edam Infraestate Private Limited, (2) Edam Infratech Private Limited, (3) Epistle Projects Private Limited and (4) Epistle Infratech Private Limited.
- 3.5 In the above mentioned circumstances said Emadatul Islam Dhali became the sole and absolute owner in respect of land measuring 9.37 (nine point three seven) decimal, more or less, out of the Said Property In L.R. Dag No. 203 (**Second Property In L.R. Dag No. 203**).
- 3.6 By a Deed of Conveyance dated 11th January, 2013, registered in the Office of the Additional Registrar of Assurances-II, Kolkata,



recorded in Book No. I, CD Volume No. 3, at Pages 3621 to 3634, being Deed No. 00696 for the year 2013, said Emadatul Islam Dhali sold, conveyed and transferred land measuring 4.6865 (four point six eight six five) decimal, more or less, out of the Second Property In L.R. Dag No. 203 being a portion of the Said Property In L.R. Dag No. 203 in favour of (1) Intimate Promoters Private Limited and (2) Intend Griha Nirman Private Limited.

- 3.7 By a Deed of Conveyance dated 11th January, 2013, registered in the Office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, CD Volume No. 3, at Pages 3635 to 3648, being Deed No. 00697 for the year 2013, said Emadatul Islam Dhali sold, conveyed and transferred land measuring 4.6865 (four point six eight six five) decimal, more or less, out of the Second Property In L.R. Dag No. 203 being a portion of the Said Property In L.R. Dag No. 203 in favour of (1) Outlay Promoters Private Limited and (2) Outlay Enclave Private Limited.
- 3.8 By virtue of said Deed Nos. 00696 for the year 2013 and 00697 for the year 2013, said (1) Intimate Promoters Private Limited, (2) Intend Griha Nirman Private Limited, (3) Outlay Promoters Private Limited and (4) Outlay Enclave Private Limited became the joint and absolute owners in respect of land measuring 9.373 (nine point three seven three) decimal, more or less, out of the Second Property In L.R. Dag No. 203, being a portion of the Said Property In L.R. Dag No. 203.
- 3.9 By a Deed of Conveyance dated 2nd March, 2021, registered in the Office of the Additional Registrar of Assurances-III, Kolkata, recorded in Book No. I, Volume No. 1903-2021, at Pages 129377 to 129489, being Deed No. 190302565 for the year 2021, said (1) Intimate Promoters Private Limited, (2) Intend Griha Nirman Private Limited, (3) Outlay Promoters Private Limited and (4) Outlay Enclave Private Limited sold, conveyed and transferred said land measuring 9.373 (nine point three seven three) decimal, more or less, out of the Second Property In L.R. Dag No. 203 being a portion of the Said Property In L.R. Dag No. 203 in favour of (1) Dayanita Developers Private Limited, (2) Anantaaya Promoters Private Limited, (3) Dhurya Construction Private Limited and (4) Dhanagama Realtors Private Limited.
- 3.10 Said (1) Azizar Rahaman Dhali, (2) Atiar Rahaman Dhali, (3) Abdur Rahaman Dhali, (4) Habibar Rahaman Dhali, (5) Nazrul Islam Dhali, (6) Sahidul Islam Dhali, (7) Idrish Rahaman Dhali alias Chali alias Aachidul Islam Dhali, (8) Matiar alias Matiyar Rahaman Dhali and (9) Abdul Jabbar Dhali became the joint and absolute owners in respect of land measuring 84.27 (eighty four point two seven)



decimal, more or less, out of the Said Property In L.R. Dag No. 203
(Third Property In L.R. Dag No. 203).

- 3.11 Said Matiar alias Matiyar Rahaman Dhali, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his only widow, Joynoor Bibi alias Goynur Ali, his 2 (two) sons, namely, (1) Md. Mahabub Ali alias Meheebub Dhali and (2) Taufick Ahamed alias Taufick Ali alias Dhali and his only daughter, Nadira alias Nadija Parvin Hossain, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Matiar alias Matiyar Rahaman Dhali in the Third Property In L.R. Dag No. 203.
- 3.12 In the above mentioned events and circumstances said (1) Azizar Rahaman Dhali, (2) Atiar Rahaman Dhali, (3) Abdur Rahaman Dhali, (4) Habibar Rahaman Dhali, (5) Nazrul Islam Dhali, (6) Sahidul Islam Dhali, (7) Idrish Rahaman Dhali alias Chali alias Aachidul Islam Dhali, (8) Abdul Jabbar Dhali, (9) Joynoor Bibi alias Goynur Ali, (10) Md. Mahabub Ali alias Meheebub Dhali, (11) Taufick Ahamed alias Taufick Ali alias Dhali and (12) Nadira alias Nadija Parvin Hossain became the joint and absolute owners in respect of the Third Property In L.R. Dag No. 203, being land measuring 84.27 (eighty four point two seven) decimal, more or less, out of the Said Property In L.R. Dag No. 203, recorded under L.R. Khatian Nos. 12, 20, 21, 22, 23, 24, 35, 37, 38, 39, 41 and 235.
- 3.13 Said Abdul Jabbar Dhali, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his only widow, Aayasha Bibi alias Ayesha Bibi, his 3 (three) sons, namely, (1) Abdul Razzak Dhali alias Abdul Rajhak Chali, (2) Abdul Rafique Dhali alias Abdur Rafiq Chali and (3) Abdul Safique Dhali alias Abdur Safiq Chali and his 3 (three) daughters, namely, (1) Anwara alias Anowara Bibi, (2) Maharunechha Bibi alias Meherunnessa Bibi and (3) Manjunara Khatun alias Manjuara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Jabbar Dhali in the Third Property In L.R. Dag No. 203.
- 3.14 By a Deed of Conveyance dated 24th December, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 2, at Pages 10624 to 10660, being Deed No. 01295 for the year 2012, said (1) Azizar Rahaman Dhali, (2) Atiar Rahaman Dhali, (3) Abdur Rahaman Dhali, (4) Habibar Rahaman Dhali, (5) Nazrul Islam Dhali, (6) Sahidul Islam Dhali, (7) Idrish Rahaman Dhali alias Chali alias Aachidul Islam Dhali, (8) Joynoor Bibi alias Goynur Ali, (9) Md. Mahabub Ali alias Meheebub Dhali, (10) Taufick Ahamed alias Taufick Ali alias Dhali,



(11) Nadira alias Nadija Parvin Hossain, (12) Aayasha Bibi alias Ayesha Bibi, (13) Abdul Razzak Dhali alias Abdul Rajhak Chali, (14) Abdul Rafique Dhali alias Abdur Rafiq Chali, (15) Abdul Safique Dhali alias Abdur Safiq Chali, (16) Anwara alias Anowara Bibi, (17) Maharunechha Bibi alias Meherunnessa Bibi and (18) Manjunara Khatun alias Manjuara Bibi sold, conveyed and transferred the Third Property In L.R. Dag No. 203, being land measuring 84.27 (eighty four point two seven) decimal, more or less, out of the Said Property In L.R. Dag No. 203 in favour of (1) Ibex Garden Private Limited, (2) Whippet Builders Private Limited, (3) Epistle Builders Private Limited, (4) Epistle Properties Private Limited, (5) Ibex Housing Private Limited, (6) Ibex Estates Private Limited, (7) Ibex Infratech Private Limited, (8) Kathakunj Builtech Private Limited, (9) Kathakunj Property Private Limited, (10) Ibex Tower Private Limited, (11) Ibhanan Conclave Private Limited, (12) Ibhanan Infrastructure Private Limited, (13) Ibhanan Housing Private Limited and (14) Ibhanan Tower Private Limited.

3.15 By a Deed of Partition dated 11th September, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 16, at Pages 4333 to 4349, being Deed No. 10954 for the year 2013, said (1) Epistle Properties Private Limited, (2) Ibex Estates Private Limited, (3) Ibex Infratech Private Limited, (4) Kathakunj Builtech Private Limited, (5) Ibhanan Infrastructure Private Limited and (6) Ibhanan Housing Private Limited, collectively as First Party therein and (1) Ibex Garden Private Limited, (2) Whippet Builders Private Limited, (3) Epistle Builders Private Limited, (4) Ibex Housing Private Limited, (5) Ibex Tower Private Limited, (6) Kathakunj Property Private Limited, (7) Ibhanan Conclave Private Limited and (8) Ibhanan Tower Private Limited collectively as Second Party therein caused partition of inter alia the Third Property In L.R. Dag No. 203 belonging jointly to the First Party and the Second Party and by virtue of the said partition the Second Party, being (1) Ibex Garden Private Limited, (2) Whippet Builders Private Limited, (3) Epistle Builders Private Limited, (4) Ibex Housing Private Limited, (5) Ibex Tower Private Limited, (6) Kathakunj Property Private Limited, (7) Ibhanan Conclave Private Limited and (8) Ibhanan Tower Private Limited became the joint and absolute owners in respect of the Third Property In L.R. Dag No. 203.

3.16 Out of the aforesaid owners, (1) Edam Infraestate Private Limited, (2) Edam Infratech Private Limited, (3) Ibex Garden Private Limited, (4) Whippet Builders Private Limited, (5) Epistle Builders Private Limited and (6) Ibex Housing Private Limited have been converted to (1) Edam Infraestate LLP, (2) Edam Infratech LLP, (3) Ibex Garden LLP, (4) Whippet Builders LLP, (5) Epistle Builders LLP and (6) Ibex



Housing 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 have modified their name in the records of the Block Land and Land Reforms Officer, Rajarhat accordingly.

- 3.17 In the aforesaid events and circumstances and as per the documents provided to us, the ownership of Said Property In L.R. Dag No. 203 is given in the chart below:

Owner	L.R. Dag No.	L.R. Khatian No.	Ownership Area (in dec.)	Mutated Area (in dec.)
Edam Infraestate LLP	203	5332	2.345	2.3484
Edam Infratech LLP	203	5333	2.345	2.3484
Epistle Projects Private Limited	203	5334	2.345	2.3381
Epistle Infratech Private Limited	203	5335	2.345	2.3381
Dayanita Developers Private Limited (recorded in the name of Outlay Promoters Private Limited)	203	5489	2.34325	2.3381
Anantaaya Promoters Private Limited	203	7411	2.34325	2.3587
Dhurya Construction Private Limited	203	7316	2.34325	2.3381
Dhanagama Realtors Private Limited	203	7308	2.34325	2.3381
Ibex Garden LLP	203	5288	10.5338	10.5472
Whippet Builders LLP	203	5298	10.5338	10.5369
Epistle Builders LLP	203	5297	10.5338	10.5369
Ibex Housing LLP	203	5296	10.5338	10.5266
Ibex Tower Private Limited	203	5291	10.5337	10.5266
Kathakunj Property Private Limited	203	5292	10.5337	10.5266
Ibhanan Conclave Private Limited	203	5300	10.5337	10.5266
Ibhanan Tower Private Limited	203	5295	10.5337	10.5266
		Total:	103	103

- 3.18 By virtue of a Development Agreement dated 31st 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 31st 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 30th 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 **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 ultised 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)**

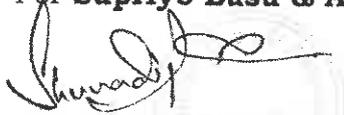
Land measuring 103 (one hundred and three) decimal, more or less, being the entirety of R.S./L.R. *Dag* No. 203, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Said Property is detailed in the Chart below:

R.S./L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Area (in Decimal)
203	5288, 5291, 5292, 5295, 5296, 5297, 5298, 5300, 5332, 5333, 5334, 5335, 5489, 7308, 7316 & 7411	103

Date: 9th September, 2022

Place: Kolkata

For **Supriyo Basu & Associates**



Advocate

Annexure A
(Document Produced)

Sl.	Nature, Date and Particulars of Documents	Status
A1	R.S. Information in respect of R.S. Dag No. 203, recorded under R.S. Khatian No. 511	Photocopy
A2	Legal Heir Certificate of Late Abdul Motaleb Dhali and Late Halima Bibi dated 21 st January, 2002, issued by Patharghata Gram Panchayat	Photocopy
A3	Farayaznama of Late Abdul Motaleb Dhali dated 15 th November, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
A4	Deed of Conveyance dated 28 th September, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 17, at Pages 14901 to 14919, being Deed No. 12572 for the year 2012, between Lutfar Rahaman Dhali as Vendor and Edam Infraestate Private Limited & Ors. as Purchasers	Photocopy
A5	Deed of Conveyance dated 11 th January, 2013, registered in the Office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, CD Volume No. 3, at Pages 3621 to 3634, being Deed No. 00696 for the year 2013, between Emdadul Dhali as Vendor and Intimate Promoters Private Limited & Anr. as Purchasers	Photocopy
A6	Deed of Conveyance dated 11 th January, 2013, registered in the Office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, CD Volume No. 3, at Pages 3635 to 3648, being Deed No. 00697 for the year 2013, between Emdadul Dhali as Vendor and Outlay Promoters Private Limited & Anr. as Purchasers	Photocopy
A7	Death Certificate dated 30 th August, 1996 in the name of Matiyar Rahaman Dhali issued by the Department of Health & Family Welfare, Government of West Bengal	Photocopy
A8	Legal Heir Certificate of Late Matiyar Rahaman Dhali dated 26 th September, 2003, issued by Patharghata Gram Panchayat	Photocopy
A9	Farayaznama of Late Matiyar Dhali dated 15 th November, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
A10	Death Certificate dated 22 nd June, 2008 in the name of Abdul Jabbar Dhali duly issued by Dr. Tapas Chatterjea, Cardio-Vascular Consultant	Photocopy
A11	Legal Heir Certificate of Late Abdul Jabbar Dhali dated 7 th August, 2008, issued by Patharghata Gram Panchayat	Photocopy
A12	Farayaznama of Late Jabbar Dhali dated 15 th November, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy

A13	Affidavit dated 2 nd May, 2013, sworn by Azizar Rahaman Dhali & Ors. before the First Class Judicial Magistrate, Sealdah	Photocopy
A14	Deed of Conveyance dated 24 th December, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 2, at Pages 10624 to 10660, being Deed No. 01295 for the year 2012, between Azizar Rahaman Dhali & Ors. as Vendors and Ibex Garden Private Limited & Ors. as Purchasers	Photocopy
A15	Deed of Partition dated 11 th September, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 16, at Pages 4333 to 4349, being Deed No. 10954 for the year 2013, between Epistle Properties Private Limited & Ors. as First Part and Ibex Garden Private Limited & Ors. as Second Part	Photocopy
A16	Plot Information dated 24 th July, 2019, in respect of L.R. Dag No. 203, bearing L.R. Khatian Nos. 5332, 5333, 5334, 5335, 5492, 5479, 5489, 5488, 5288, 5298, 5297, 5296, 5291, 5292, 5300 & 5295	Photocopy
A17	Deed of Conveyance dated 2 nd March, 2021, registered in the Office of the Additional Registrar of Assurances-III, Kolkata, recorded in Book No. I, Volume No. 1903-2021, at Pages 129377 to 129489, being Deed No. 190302565 for the year 2021, between Intimate Promoters Private Limited & Ors. as Vendors and Dayanita Developers Private Limited & Ors as the Purchasers	Photocopy
A18	Certificate of Registration on Conversion of Edam Infraestate Private Limited to Edam Infraestate LLP, issued by the Registrar of Companies on 23 rd October, 2018	Photocopy
A19	Certificate of Registration on Conversion of Edam Infratech Private Limited to Edam Infratech LLP, issued by the Registrar of Companies on 17 th December, 2018	Photocopy
A20	Certificate of Registration on Conversion of Ibex Garden Private Limited to Ibex Garden LLP, issued by the Registrar of Companies on 4 th December, 2018	Photocopy
A21	Certificate of Registration on Conversion of Whippet Builders Private Limited to Whippet Builders LLP, issued by the Registrar of Companies on 24 th October, 2018	Photocopy
A22	Certificate of Registration on Conversion of Epistle Builders Private Limited to Epistle Builders LLP, issued by the Registrar of Companies on 10 th December, 2018	Photocopy

A23	Certificate of Registration on Conversion of Ibex Housing Private Limited to Ibex Housing LLP, issued by the Registrar of Companies on 23 rd October, 2018	Photocopy
A24	RTI Reply Letter dated 30 th 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
A25	Plot Information dated 31 st August, 2022, in respect of L.R. Dag No. 203, bearing L.R. Khatian Nos. 5288, 5291, 5292, 5295, 5296, 5297, 5298, 5300, 5332, 5333, 5334, 5335, 5489, 7308, 7316 & 7411	Photocopy

Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A25.

**Annexure X
(Development Documents Produced)**

X1	Development Agreement dated 31 st 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
X2	Power of Attorney dated 31 st 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.

PS Vinayak Heights LLP

Prasanta Dasg
Partner/Authorised Signatory

PS Vinayak Heights LLP

Prasanta Dasg
Partner/Authorised Signatory