

**S.PRANOYSHUBHRA**

Advocate,  
High Court, Calcutta

C/o. Saraogi & Co.  
Advocates  
7B Kiran Shankar Roy Road  
Kolkata 700001  
Phone : (033) 2243 9486  
(033) 2213 5761

July 23, 2019

**TO WHOMSOEVER IT MAY CONCERN**

Dear Sir,

Re: **L.R.Dag Nos.666 & 664** corresponding to **R.S. Dag Nos.584 & 585** recorded in **L.R. Khatian Nos.1181, 2542 & 2544**, in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur (hereinafter referred to as "the **said Property**").

I have caused specific searches at the following Registration Offices in respect of the aforesaid property:

I. **SEARCHES CAUSED IN RESPECT OF THE SAID PROPERTY AT THE OFFICES OF THE FOLLOWING DEPARTMENTS:**

Index-II Searches in respect of the said Property in the offices of  
i. Registrar of Assurances Kolkata,  
ii. Sub-Registrar, Sonarpur and  
iii. District Registrar, South 24 Pgs, Alipore,  
-all for the period from 2006 to 2019 (i.e. till the time of causing searches);

II. **TITLE:**

Based on and after considering the above-mentioned documents produced before me, representations made before me, as also the searches caused at the registration offices as hereinabove mentioned, the present position as regards the title of the Present Owners, Betoxy Organics (India) Private Limited, Cloudzone Builders Private Limited, Subhlife Promoter Private Limited, Roopmahal Apartment Private Limited, Mani Enclave Builder Private Limited, (Smt.) Kahini Srimal, (Miss) Sneha Bhura, Shuvam Bhura, Saarthak Srimal, Rabindra Srimal and Anup Bhura, of the said Property appears to be as follows:

A. **TITLE OF BETOXY ORGANICS (INDIA) PRIVATE LIMITED, CLOUDZONE BUILDERS PRIVATE LIMITED, SUBHLIFE PROMOTER PRIVATE LIMITED, ROOPMAHAL APPARTMENT PRIVATE LIMITED, MANI ENCLAVE BUILDER PRIVATE LIMITED, (SMT.) KAHINI SRIMAL, (MISS) SNEHA BHURA, SHUVAM BHURA, AND SAARTHAK SRIMAL**

A(i). One Betoxy Organics (India) Private Limited was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner amongst other properties to **All That** the piece or parcel of land containing an area of **2 (two) Bighas 10(ten) Cottahs 8(eight) Chittacks** more or less situate lying at and being a divided and demarcated part or portion of **L.R.Dag No.664** corresponding to **R.S. Dag No.585**, recorded under **L.R.Khatian No.1181** corresponding to **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under

Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur (hereinafter referred to as "the **LARGER PROPERTY**"), under and by virtue of a Deed of Sale dated 28<sup>th</sup> June 1999 made between the (1) (Smt.) Kalpana Banerjee, (2) (Smt.) Alpana Banerjee, (3) (Smt.) Aruna Banerjee, (4) (Smt.) Eti Bhattacharya and (5) Prasanta Chatterjee as the Vendors and Betoxy Organics (India) Private Limited, as the Purchaser and registered in the office of District Sub- Registrar-IV Alipur, South 24 Parganas and recorded in Book No.I Volume No.74 Pages 137 to 150 Being No.2767 for the year 1999, absolutely and forever.

- A(ii). By an Agreement dated 8<sup>th</sup> June 2018 and registered in the office of District Sub Registrar-IV, South 24 Parganas, in Book No.1 Volume No.1604-2018 Pages 132107 to 132151 Being No.**160404545** for the year 2018, made between the Betoxy Organics (India) Private Limited therein referred to as the Land Owner of the One Part and **Mani Enclave Private Limited**, therein referred to as the Developer of the Other Part, the said Betoxy Organics (India) Private Limited had granted exclusive right to the said Developer to develop and exploit commercially **All That** the piece or parcel of land containing an area of **2 (two) Bighas 10(ten) Cottahs 8(eight) Chittacks** more or less situate lying at and being a divided and demarcated part or portion of **L.R.Dag No.664** corresponding to R.S. **Dag No.585**, recorded under **L.R.Khatian No.1181** corresponding to **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained.
- A(iii) That by a Deed of Conveyance dated 27<sup>th</sup> June, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Cloudzone Builders Private Limited therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2018, Pages 206380 to 206412 Being No.190105008 for the year 2018, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Cloudzone Builders Private Limited **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land and 550 square feet of sheds and structures}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarpur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- A(iv). That by another Deed of Conveyance dated 27<sup>th</sup> June, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Subhlife Promoter Private Limited therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2018, Pages 206413 to 206446 Being No.190105009 for the year 2018, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Subhlife Promoter Private Limited **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land and 550 square feet of sheds and structures}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarpur, Touzi No.114, in the District South 24 Parganas, Under Ban

Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, absolutely and forever.

- A(v). That by another Deed of Conveyance dated 10<sup>th</sup> October, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Roopmahal Apartment Private Limited therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2018, Pages 340321 to 340353 Being No.190108055 for the year 2018, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Roopmahal Apartment Private Limited **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land and 550 square feet of sheds and structures}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarpur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- A(vi). That by another Deed of Conveyance dated 10<sup>th</sup> October, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Mani Enclave Builder Private Limited therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2018, Pages 340421 to 340452 Being No.190108057 for the year 2018, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Mani Enclave Builder Private Limited **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land and 550 square feet of sheds and structures}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarpur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- A(vii). That by another Deed of Conveyance dated 14<sup>th</sup> December, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Saarthak Srimal therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2019, Pages 43170 to 43199 Being No.190100829 for the year 2019, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Saarthak Srimal **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarpur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- A(viii). That by another Deed of Conveyance dated 14<sup>th</sup> December, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and (Smt.) Kahini Srimal therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in

Book No.1, Volume No.1901-2019, Pages from 43081 to 43110 Being No.190100826 for the year 2019, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said (Smt.) Kahini Srimal **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarapur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarapur, absolutely and forever.

- A(ix). That by a Deed of Conveyance dated 14<sup>th</sup> December, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Ms. Sneha Bhura therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2019, Pages 43111 to 43139 Being No.190100827 for the year 2019, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Ms. Sneha Bhura **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land }, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarapur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarapur, absolutely and forever.
- A(x). That by a Deed of Conveyance dated 14<sup>th</sup> December, 2018 made between the Betoxy Organics (India) Private Limited therein referred to as Vendor of the One Part and Shuvam Bhura therein referred to as the Purchaser of the Other Part and registered with Additional Registrar of Assurances-I, Kolkata in Book No.1, Volume No.1901-2019, Pages 43140 to 43169 Being No.190100828 for the year 2019, the said Betoxy Organics (India) Private Limited, subject to the said Development Agreement, for the consideration therein mentioned did thereby grant sell convey transfer assign and assure unto and to the said Shuvam Bhura **All That an undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land}, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarapur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarapur, absolutely and forever.
- A(xi). In the facts aforesaid, the said Betoxy Organics (India) Private Limited is now seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner amongst other properties to **All That an undivided 12% (Twelve percent) share** in the said Larger Property {equivalent to 6 (six) Cottahs 9(nine) Chittacks 27 (twenty seven) Square feet of land} comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapur**, J.L. No.58, under Police Station-Sonarapur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarapur.
- A(xii) Subsequently, the said Cloudzone Builders Private Limited, Roopmahal Apartment Private Limited, Mani Enclave Builder Private Limited, (Smt.) Kahini Srimal, (Miss) Sneha Bhura, Shuvam Bhura and Saarthak Srimal, got their names

mutated as the owners of the said Properties/ said Premises in the L.R. Records of Rights under **L.R.Khatian Nos.3449, 3450, 3453, 3448, 3454, 3452 and 3451** respectively. The Sublife Promoter Private Limited has applied for mutation of its names under L.R. Records of Rights and the application is still pending.

**B. TITLE OF RABINDRA SRIMAL AND ANUP BHURA**

- B(i) That by a Deed of Sale dated 27<sup>th</sup> March 1991 made between the said Sambhu Nath Chattopadhyay as the Vendor and one Smt.Ratnabali Mitra as the Purchaser and registered in the office of Additional District Sub Registrar, Sonarpur, South 24 Parganas in Book No.I Volume No.20 Pages 6 to 10 Being No.1970 for the year 1991, the said Sambhu Nath Chattopadhyay for the consideration mentioned therein sold transferred, granted and conveyed unto and to the said Smt.Ratnabali Mitra, **All That** the piece or parcel of land containing an area of **7(seven) Cottahs 4(four) Chittacks** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag Nos.584 (3 Cottahs 8 Chittacks 30 square feet) & 585 (3 Cottahs 11 Chittacks 15 square feet)**, recorded under **R.S.Khatian No.881** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- B(ii) Subsequently, by a Deed of Sale dated 30<sup>th</sup> July 2002 made between the said Smt.Ratnabali Mitra as the Vendor and Anup Bhura as the Purchaser and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1 ,Volume No.117 Pages No.97 to 108 Being No.4776 for the year 2002, the said Smt.Ratnabali Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to the said Anup Bhura, **All That** the piece or parcel of land containing an area of **7(seven) Cottahs 4(four) Chittacks** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag Nos.584 (3 Cottahs 8 Chittacks 30 square feet) & 585 (3 Cottahs 11 Chittacks 15 square feet)**, recorded under **R.S.Khatian No.881** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever
- B(iii) That by a Deed of Sale dated 27<sup>th</sup> day of March 1991, made between the said Sambhu Nath Chattopadhyay as the Vendor and one one Srimati Gouri Sarkar as the Purchaser and registered in the office of Additional District Registrar, Sonarpur, South 24 Parganas in Book No.I Volume No.19 Pages 191 to 195 Being No.1972 for the year 1991, the said Sambhu Nath Chattopadhyay for the consideration mentioned therein sold transferred, granted and conveyed unto and to the said Srimati Gouri Sarkar, **All That** the piece or parcel of land containing an area of **7(seven) Cottahs 8(eight) Chittacks** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag Nos.584 (1 Cottah 6 Chittacks) & 585 (6 Cottahs 2 Chittacks)**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- B(iv) That the said Srimati Gouri Sarkar died on 22<sup>nd</sup> day of July ,1997, leaving behind her only daughter Smt. Ratnabali Mitra as her sole legal heir and executor and after the demise of her mother she has obtained the

property left by her demised mother and enjoyed the same free from all encumbrances after paying necessary taxes to the local authority.

- B(v) Subsequently, by a Deed of Sale dated 30<sup>th</sup> July 2002 made between the said Smt.Ratnabali Mitra as the Vendor and Rabindra Srimal as the Purchaser and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1 ,Volume No.117 Pages No.83 to 96 Being No.4775 for the year 2002, the said Smt.Ratnabali Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to the said Rabindra Srimal, **All That** the piece or parcel of land containing an area of **7(seven) Cottahs 8(eight) Chittacks** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag Nos.584 (1 Cottah 6 Chittacks) & 585 (6 Cottahs 2 Chittacks)**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarapur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- B(vi) Subsequently, the said Dag No.585 was renumbered as L.R Dag No.664 and the said Dag No.584 was renumbered as L.R Dag No.666 and the said **Rabindra Srimal** and **Anup Bhura** got their names mutated as the owners of the said Properties/ said Premises in the L.R. Records of Rights under **L.R.Khatian Nos.2542 and 2544** respectively.
- B(vii) By an Agreement dated 5<sup>th</sup> October 2018 and registered in the office of District Sub Registrar-IV, South 24 Parganas, in Book No.1 Volume No.1604-2019 Pages **11202 to 11248** Being No.**160400340** for the year 2019, made between the **Rabindra Srimal** and **Anup Bhura** therein referred to as the Land Owner of the One Part and **Mani Enclave Private Limited**, therein referred to as the Developer of the Other Part, the said **Rabindra Srimal** and **Anup Bhura** had granted exclusive right to the said Developer to develop and exploit commercially **Firstly All That** the piece or parcel of land, containing an area of **7(seven) Cottahs 8(eight) Chittacks** more or less situate lying at and being a divided and demarcated part or portion of **L.R.Dag Nos.666 & 664** corresponding to **R.S. Dag Nos.584 & 585** recorded under **L.R.Khatian No.2542** [in the name of Sri Rabindra Srimal] in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarapur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, **which is owned by Sri Rabindra Srimal And Secondly All That** the piece or parcel land, containing an area of **7(seven) Cottahs 4(four) Chittacks** more or less situate lying at and being a divided and demarcated part or portion of **L.R.Dag No.666 & 664** corresponding to **R.S. Dag Nos.584 & 585** recorded under **L.R. Khatian No.2544** [in the name of Sri Anup Bhura] in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarapur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained.

As per instructions, I have caused specific searches at the following Offices in respect of the aforesaid property:

**(i) REGISTRATION OFFICES**

A. Searches caused in Index-II at following Registration Offices in respect of the followings -

- a. Dag Nos. 584, 664, 666, R.S.585, Mouza-Ramchandrapur, P. S. Sonarpur, South 24 Parganas.
  - i. Registrar of Assurances, Kolkata – for the years 2006 to 2019;
  - ii. District Sub-Registrar, South 24 Parganas at Alipore–for the years 2006 to 2019;
  - iii. Sub-Registrar, Sonarpur, South 24 Parganas–for the years 2006 to 2019;

It may be noted that while causing to be made searches, registration of document, which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect of those documents cannot be nor have been made. Search Receipts are annexed hereto in originals as follows:

Original Receipts, bearing Nos. 1901012854/2019, 1901012855/2019, 1901012856/2019, 1901012857/2019, 1901012858/2019, 1901012859/2019, 1901012860/2019 and 1901012894/2019 all dated July 12, 2019 for Index II searching issued by the Office of Additional Registrar of Assurances-I, Kolkata are annexed hereto and collectively marked as "A-1".

Original Receipts, bearing No. REGN. AA 498445, AA 498444 both dated July 12, 2019, for Index II searching issued by the Office of Additional District Sub-Registrar (Records), Alipore for searching at Sub Registrar Sonarpur & District Sub-Registrar, South 24 Parganas, Alipore are annexed hereto and collectively marked as "A-2".

Following documents found during searches at Additional Registrar of Assurances-I, Kolkata, details whereof are mentioned below:

Sl. No	Document	Deed No./year	Page	Plot & Khatian No.	Area of Property	Remarks
1.	Sale Deed	19010 5008/ 2018	20638 0- 20641 2	Plot No.L.R.664 Khatian:1181	5Cottah 8 Chittacks 40 Sqft (9.166666 80 decimals)	Relevant
2.	Sale Deed	19010 5009/ 2018	20641 3- 20644 6	Plot No.L.R.664 Khatian:1181	5Cottah 8 Chittacks 40 Sqft (9.166666 80 decimals)	Relevant
3.	Sale Deed	19010 8055/ 2018	34032 1- 34035 3	Plot No.L.R.664 Khatian:1181	5Cottah 8 Chittacks 40 Sqft (9.166666 80 decimals)	Relevant
4.	Sale Deed	19010 8057/ 2018	34042 1- 34045 2	Plot No.L.R.664 Khatian:1181	5Cottah 8 Chittacks 40 Sqft (9.166666 80 decimals)	Relevant
5.	Sale Deed	19010	43081	Plot	5Cottah 8	Relevant

		0826/ 2019	- 43110	No.L.R.664 Khatian:1181	Chittacks 40 Sqft (9.166666 80 decimals) 5Cottah 8	Relevant
6.	Sale Deed	19010 0827/ 2019	43111 - 43139	Plot No.L.R.664 Khatian:1181	Chittacks 40 Sqft (9.166666 80 decimals) 5Cottah 8	Relevant
7.	Sale Deed	I- 19010 0828	43140 - 43169	Plot No.L.R.664 Khatian:1181	Chittacks 40 Sqft (9.166666 80 decimals) 5Cottah 8	Relevant
8.	Sale Deed	19010 0829/ 2019	43170 - 43199	Plot No.L.R.664 Khatian:1181	Chittacks 40 Sqft (9.166666 80 decimals)	Relevant

Following documents found during searches at District Sub-Registrar, IV, South 24 Parganas, details whereof are mentioned below:

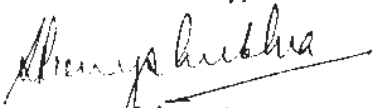
Sl. No	Document	Deed No./year	Page	Plot & Khatian No.	Area of Property	Remarks
1.	Development Agreement	16040 4545/ 2018	Pages 13210 7 to 13215 1	Plot No.L.R.664 Khatian:1181	2 (two) Bighas 10(ten) Cottahs 8(eight) Chittacks 6( six)	Relevant     Not Relevant
2.	Development Agreement	16040 7128/ 2018	Pages 20921 8 to 20926 2	Plot No.L.R.664 Khatian:2541	12(twelve) Chittacks 39(thirty nine) square feet 7(seven)	Relevant
3.	Development Agreement	16040 0340/ 2019	11202 to 11248	Plot Nos.666 & 664 L.R. Khatian Nos.2542 & 2544	8(eight) Chittacks & 7(seven) Cottahs 4(four) Chittacks	Relevant
4.	Development Agreement	16040 0379/ 2019	12649 to 12705	Plot Nos.666 & 664 L.R. Khatian Nos.2543 & 2544	14(fourteen) Cottahs 6(Six) Chittacks 20(twenty)	Not Relevant



square  
feet

In view of the aforesaid, I am in the view that **Betoxo Organics (India) Private Limited, Cloudzone Builders Private Limited, Subhlife Promoter Private Limited, Roopmahal Apartment Private Limited, Mani Enclave Builder Private Limited, (Smt.) Kahini Srimal, (Miss) Sneha Bhura, Shuvam Bhura, Saarthak Srimal, Rabindra Srimal, and Anup Bhura** are the absolute owners of the said Property and they have a marketable title to the said Property **Subject To** the existence of the abovementioned Development Agreements all with **Mani Enclave Private Limited** (now known as Siom Realty Private Limited) and matters hereinbefore dealt with.

Yours faithfully,

  
Advocate

**Annexures:**

- (i) "A-1
- (ii) "A-2