

**Chandrakshar Sarkar**

Advocate

High Court, Calcutta

**Chamber**

220C, Rash Behari Avenue,  
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March 6, 2012

**Title Search Report**

**Client:**

M/s Rajarhat IT Park Limited  
Bharti Crescent, 1, Nelson Mandela Road,  
Vasant Kunj, Phase II,  
New Delhi-110070

**Description of the Property:**

Title Search Report in respect of Plot No. IIC/1 admeasuring approx. 16189 sq. mtr.in Block No. IIC, Street No. 4444 (MAR. NE), , situated in New Town, Kolkata, Police Station – New Town District, North 24 Parganus presently in the Panchayat area, situated at Mouza Reojuani, JI, No.13 under Gram Panchayat-Rajarhat-Bishnupur-I (“said Property”)

**Owner;**

M/s Rajarhat IT Park Limited

**1. Documents examined:**

- a) Electrostat copy of Indenture of Sale dated 11.02.2011 executed between West Bengal Housing Infrastructure Development Corporation Ltd.and M/s Rajarhat IT Park Limitedin respect of the said property.
- b) Electrostat copy of Letter dated 07.09.2011 written by West Bengal Housing Infrastructure Development Corporation Ltd.to M/s Rajarhat IT Park Limited.

**2. Scope of Work**

**Title search in respect of the said property based on the documents provided by the Company, search at the office of the ADSR-Bidhannagar, DSR - Barasat, A.R.A II, Kolkata.**

**3. Title to the said property**

- a) This is a freehold property.
- b) M/s Rajarhat IT Park Limited was conveyed the said Property being Plot No. IIC/1 in Block No. IICadmeasuring approx.16189 sq. mtr., situated at, Street No. 4444 (MAR. NE) in New Town, Kolkata, Police Station – New Town

**High Court Chamber:** 12/2, Old Post Office Street, (above Samrat Restaurant),  
1<sup>st</sup> Floor, Kolkata -700001



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District, North 24 Parganus presently in the Panchayat area, situated at Mouza Reojuani, JI, No.13 under Gram Panchayat-Rajarhat-Bishnupur-I and in pursuance thereof West Bengal Housing Infrastructure Development Corporation Ltd.executed and registered anIndenture of Sale bearing no. 01747 of 2011,Registered Book No. I, CD Volume No. 7 at Pages from 5010 to 5027 dated 11.02.2011 with Addl. Sub Registrar of Assurances-II, Office of the A.R.A-II, Kolkata, West Bengal in favour ofM/s Rajarhat IT Park Limited.

**4. Encumbrances:**

As per the documents perused and records made available to us at the office of concerned Sub-registrar of Assurances at Kolkata the said Property is free from encumbrances. M/s Rajarhat IT Park Limited is the recorded ownerof the said Property.

**5. Usage:**

As per the documents perused the said Property can be used for accommodation of office building, IT facilities, call centres and principally for transaction of Information Technology, Information Technology enabled services business. Further, the department has issued a letter dated 07.09.2011 informing that as per the New Town, Kolkata Authority Act, 2007 the term 'office building' comes under the use group of 'business building'.

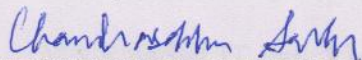
**6. Conclusion:**

- a) **This is a Freeholdproperty.**
- b) **M/s Rajarhat IT Park Limitedis the recorded ownerof the said Property and enjoys the clear legal and marketable title over the said Property.**
- c) **M/s Rajarhat IT Park Limitedis competent to give on lease/license/sell/transfer/alienate/encumber or charge the said Property or any building or buildings/commercial units to be constructed thereon.**

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours faithfully,



**CHANDRASEKHAR SARKAR  
ADVOCATE**

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