

SATADRU SHASTRI
ADVOCATE (High Court, Calcutta)

Banking and Finance Laws / Intellectual Property Attorneys / Corporate Laws

Office Address:	10 Old Post Office Street, Room No. 7 (Mezanine Floor) C/o. Md. Sirajuddin, Kolkata - 1
Chamber at:-	Flat No. 8, Ashoka Apartment, 3334 Nayabad Road, Mukundapur, Kolkata - 700099
Phone:-	+91-8538868529

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Ref - SS/0222/DD/02

Date: 04/02/2022

To
The Manager,
Bank of India,
Large Corporate Branch

A/c - M/s TIL Limited

Dear Sir,

Ref: Title Search Report on a piece and parcel of land measuring 36.365 Acres be it the same a little more or less earmarked as Factory Premises along with a two storied factory shed ground floor measuring 26183.2 Sqmtrs and first floor measuring 697.5 Sqmtrs and second floor measuring 579 Sqmtrs, total factory area measuring 27459.7 Sqmtrs standing over Dag Nos. 3134, 3170, 3185, 2830, 3177, 3158, 3179, 3149, 3138, 3151, 3150, 3149, 3145, 3153, 3141, 3176, 3156, 3176, 3177, 3170, 3143, 3144, 3152, 2848, 3164, 2856, 2182, 3195, 3159, 3157, 3153, 3208, 3209, 3197, 3153, 3165, 3197, 3165, 3179, 3197, 3180, 3163, 3166, 3173, 3180, 3167, 3168, 3162, 3116, 3175, 3169/3607, 3169 and 3142 appertaining to Khatian Nos. 325, 483, 917, 438, 387/1703, 12, 173, 604, 11, 949, 950, 325, 694/1, 4/1, 670, 740/1, 536, 684, 341, 689, 113, 519, 848, 381, 538, 712, 297, 687, 302, 682, 379/1, 722/1, 302, 833, 248/1, 685, 848, 898, 688, 35, 570. 35, 415, 337, 770 and 645/1 within Mouza - Changul, J.L. No. 360, P.S. - Kharagpur, Dist. - Paschim Midnapur presently butted and bounded as follows:-

ON THE NORTH - By vacant land of TIL Ltd
ON THE SOUTH - By vacant land of others
ON THE EAST - By NH-60
ON THE WEST - By vacant land of TIL Ltd

N.B. - Total land as per Title Deeds - 36.365 Acres
Total land as per Physical measurement - 35.34 Acres
Mutated and Converted Land - 27.53 Acres
Patta Land - 5.34 Acres
Non-Purchased Land - 1.09 Acres

With reference to your letter No. _____ dated _____, I, on the basis of the original title deeds forwarded to me pertaining to the said immovable property/ies and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :

S. Shastri
Adv



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1. Name(s) and Address(es) of the Mortgagor(s)/Title holder(s)

- (i) Name of Mortgagor - TIL Ltd. a limited company as per The Companies Act, 2013 having its registered office at 1 Taratala Road, P.S. - West Port, Kolkata - 700 024.
- (ii) Name of Present Owners - Same as Mortgagor

2. Title Deeds in original seen by me - Yes, Mortgage of BOI consortium & SBI Capital is the custodian of the Original Title Deeds

- (i) Deed of Sale between Sri. Dipak Kumar Mahala as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 8, Pages 2202 to 2216, being no. 02526 of 2008.
- (ii) Deed of Sale between Sri. Uttam Kumar Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 547 to 565, being no. 00376 of 2008.
- (iii) Deed of Sale between Sri. Budhu Manna, Bhaskar Manna, Sambhu Manna and Pravakar Manna as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 2594 to 2608, being no. 00916 of 2009.
- (iv) Deed of Sale between Sri. Sudip Samanta and Sri. Gourhari Patra as VENDORS of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 1964 to 1977, being no. 03817 of 2009.
- (v) Deed of Sale between Smt. Laxmi Dhara, Sri. Tapan Dhara, Sri. Kunal Dhara, Sri. Radhanath Dhara, Sri. Ajit Kumar Dhara, Sri.

S. Shastri Adv



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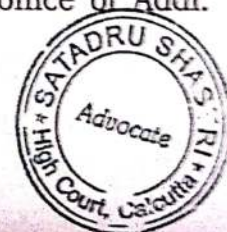
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Khandu Nath Dhara and Sri. Mongal Dhara as VENDORS of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4616 to 4632, being no. 01779 of 2009.

- (vi) Deed of Sale between Sri. Kali Charan Mall as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2188 to 2202, being no. 02842 of 2008.
- (vii) Deed of Sale between Sri. Sambhu Mandi as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3811 to 3822, being no. 01256 of 2008.
- (viii) Deed of Sale between Sri. Dayamoy Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 4663 to 4676, being no. 00672 of 2009.
- (ix) Deed of Sale between Sri. Avisekh Dolui as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4939 to 4955, being no. 00298 of 2008.
- (x) Deed of Sale between Sri. Pradip Doali as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 4399 to 4412, being no. 01032 of 2009.
- (xi) Deed of Sale between Sri. Ajit Kumar Mahapatra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl.

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Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3695 to 3708, being no. 01250 of 2008.

- (xii) Deed of Sale between Sri. Ranajit Kumar Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 7, Pages 2336 to 2351, being no. 02164 of 2008.
- (xiii) Deed of Sale between Sri. Laxmikanta Santra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3679 to 3692, being no. 01359 of 2009.
- (xiv) Deed of Sale between Sri. Badrinath Santra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3665 to 3678, being no. 01358 of 2009.
- (xv) Deed of Sale between Sri. Iswar Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4876 to 4888, being no. 00294 of 2008.
- (xvi) Deed of Sale between Sri. Dhirendra Nath Santra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3735 to 3748, being no. 01356 of 2009.
- (xvii) Deed of Sale between Sri. Sasanka Sekhar Santra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3707 to 3720, being no. 01353 of 2009.

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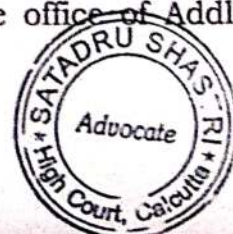


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- (xviii) Deed of Sale between Smt. Gita Chakraborty as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 508 to 527, being no. 00374 of 2008.
- (xix) Deed of Sale between Sri. Bhaskar Sekhar Santra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3679 to 3692, being no. 01355 of 2009.
- (xx) Deed of Sale between Sri. Alok Kumar Dutta, Sri. Shibsankar Dutta, Sri. Chandra Rani Dey, Smt. Chabi Rani Dutta and Sri. Mahamaya Sen as VENDORS of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 17, Pages 2406 to 2420, being no. 06027 of 2009.
- (xxi) Deed of Sale between Smt. Sarala Bala Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 906 to 916, being no. 03482 of 2006.
- (xxii) Deed of Sale between Sri. Gour Hari Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2160 to 2172, being no. 02844 of 2008.
- (xxiii) Deed of Sale between Sri. Arun Kumar Dutta, Sri. Ranjit Kumar Dutta, Sri. Biswajit Dutta, Sri. Satyabrata Dutta, Smt. Meera Das, Smt. Chandrima Roy, Smt. Papia Dutta, Sri. Kanailal Bose, Smt. Dalia Mitra, Smt. Kakali Dey, Smt. Kaberi Dutta, Sri. Ram Krishna Bose, Smt. Basushree Dutta and Smt. Mou Manna as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl.



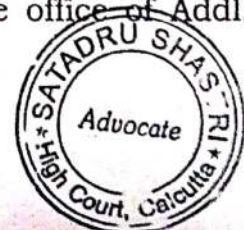
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- (xviii) Deed of Sale between Smt. Gita Chakraborty as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 508 to 527, being no. 00374 of 2008.
- (xix) Deed of Sale between Sri. Bhaskar Sekhar Santra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3679 to 3692, being no. 01355 of 2009.
- (xx) Deed of Sale between Sri. Alok Kumar Dutta, Sri. Shibsankar Dutta, Sri. Chandra Rani Dey, Smt. Chabi Rani Dutta and Sri. Mahamaya Sen as VENDORS of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 17, Pages 2406 to 2420, being no. 06027 of 2009.
- (xxi) Deed of Sale between Smt. Sarala Bala Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 906 to 916, being no. 03482 of 2006.
- (xxii) Deed of Sale between Sri. Gour Hari Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2160 to 2172, being no. 02844 of 2008.
- (xxiii) Deed of Sale between Sri. Arun Kumar Dutta, Sri. Ranjit Kumar Dutta, Sri. Biswajit Dutta, Sri. Satyabrata Dutta, Smt. Meera Das, Smt. Chandrima Roy, Smt. Papia Dutta, Sri. Kanailal Bose, Smt. Dalia Mitra, Smt. Kakali Dey, Smt. Kaberi Dutta, Sri. Ram Krishna Bose, Smt. Basushree Dutta and Smt. Mou Manna as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl.



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Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5,
Pages 1057 to 1076, being no. 01433 of 2008.

(xxiv) Deed of Sale between Sri. Tarak Nath Singh as VENDOR of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 4383 to 4398, being no. 01033 of 2009.

(xxv) Deed of Sale between Sri. Sindhu Bala Pal, Sri. Sanat Kumar Pal, Sri. Ranjit Kumar Pal and Sri. Sujit Kumar Pal as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4374 to 4391, being no. 01632 of 2008.

(xxvi) Deed of Sale between Sri. Sanjit Kumar Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 370 to 383, being no. 01151 of 2009.

(xxvii) Deed of Sale between Sri. Koushik Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4853 to 4870, being no. 00288 of 2008.

(xxviii) Deed of Sale between Sri. Alok Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4835 to 3852, being no. 00289 of 2008.

(xxix) Deed of Sale between Sri. Parameswar Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 4383 to 4398, being no. 01033 of 2009.

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- (xxx) Deed of Sale between Sri. Lakshikanta Doloi as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4853 to 4870, being no. 00288 of 2008.
- (xxxi) Deed of Sale between Sri. Samir Kumar Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4822 to 4834, being no. 00290 of 2008.
- (xxxii) Deed of Sale between Sri. Sanjit Kumar Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4790 to 4808, being no. 00287 of 2008.
- (xxxiii) Deed of Sale between Sri. Sant Kumar Pal, Sri. Ranjit Kumar Pal and Sri. Sujit Kumar Pal as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4285 to 4299, being no. 01633 of 2008.
- (xxxiv) Deed of Sale between Sri. Gobinda Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 5038 to 5050, being no. 00300 of 2008.
- (xxxv) Deed of Sale between Sri. Shyama Pada Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 632 to 644, being no. 00379 of 2008.



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(xxxvi) Deed of Sale between Sri. Bhim Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 645 to 656, being no. 00380 of 2008.

(xxxvii) Deed of Sale between Sri. Sankar Prasad Paria as VENDOR of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 18, Pages 14 to 26, being no. 06582 of 2010.

(xxxviii) Deed of Sale between Smt. Sarla Bala Dolai, Sri. Rabi Sankar Dolai, Sri. Hari Sankar Dolai, Smt. Manju Dolai, Smt. Pratima Dolai, Smt. Kalpana Dolai and Smt. Dulali Dolai as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 930 to 944, being no. 03480 of 2008.

(xxxix) Deed of Sale between Sri. Gour Hari Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2173 to 2187, being no. 02843 of 2008.

(xl) Deed of Sale between Sri. Satyabrata Das as VENDOR of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 2049 to 2063, being no. 03818 of 2009.

(xli) Deed of Sale between Sri. Amal Kumar Chakraborty and Sri. Bimal Kumar Chakraborty as VENDORS of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4968 to 4985, being no. 00305 of 2008.



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- (xlii) Deed of Sale between Sri. Amal Kumar Chakrabarti and Sri. Bimal Kumar Chakrabarti as VENDORS of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 5051 to 5064, being no. 00301 of 2008.
- (xliii) Deed of Sale between Sri. Phani Bhusan Pandit as VENDOR of the First Part and TIL Ltd. represented by Sri. Subhabrata Talukdar as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 1596 to 1609, being no. 01592 of 2009.
- (xliv) Deed of Sale between Sri. Dhananjay Patra as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 1236 to 1254, being no. 00082 of 2008.
- (xlv) Deed of Sale between Sri. Fatik Chandra Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4425 to 4438, being no. 01639 of 2008.
- (xlvi) Deed of Sale between Sri. Saktipada Dolai as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 8, Pages 1035 to 1050, being no. 02674 of 2009.
- (xlvii) Deed of Sale between Sri. Mrinal Kanti Karan as VENDOR of the First Part and TIL Ltd. represented by Sri. Debashish Nag as PURCHASER of the Second Part registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 10, Pages 5510 to 5522, being no. 03703 of 2009.



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2. Description of immovable property/ies

Survey No.	Extent Areas (in acres/hectares)	Location	Boundaries
NIL	Factory Premises along with a two storied factory shed Ground floor measuring 26183.2 Sqmtrs First floor measuring 697.5 Sqmtrs Second floor measuring 579 Sqmtrs, Total factory building and Shed area measuring 27459.7 Sqmtrs Total land as per Title Deeds - 36.365 Acers Total land as per Physical measurement - 35.34 Acers Mutated and Converted Land - 27.53 Acers Patta Land - 5.34 Acers Non-Purchased Land - 1.09 Acers	Dag Nos. 3134, 3170, 3185, 2830, 3177, 3158, 3179, 3149, 3138, 3151, 3150, 3149, 3145, 3153, 3141, 3176, 3156, 3176, 3177, 3170, 3143, 3144, 3152, 2848, 3164, 2856, 2182, 3195, 3159, 3157, 3153, 3208, 3209, 3197, 3153, 3165, 3197, 3165, 3179, 3197, 3180, 3163, 3166, 3173, 3180, 3167, 3168, 3162, 3116, 3175, 3169/3607, 3169 and 3142 appertaining to Khatian Nos. 325, 483, 917, 438, 387/1703, 12, 173, 604, 11, 949, 950, 325, 694/1, 4/1, 670, 740/1, 536, 684, 341, 689, 113, 519, 848, 381, 538, 712, 297, 687, 302, 682, 379/1, 722/1, 302, 833, 248/1, 685, 848, 898, 688, 35, 570. 35, 415, 337, 770 and 645/1 within Mouza - Changul, J.L. No. 360, P.S. - Kharagpur, Dist. - Paschim Midnapur	ON THE NORTH - By vacant land of TIL Ltd ON THE SOUTH - By vacant land of others ON THE EAST - By NH-60 ON THE WEST - By vacant land of TIL Ltd



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4. Search in Sub-Registrar's Office**i) Location of property/ies:**

- a) Office of the Addl. Dist. Sub-Registrar at Kharagpur
- b) Office of the Dist. Sub-Registrar at Paschim Medinipur and
- c) Office of The Registrar of Assurances, Kolkata

(Particulars of the district/sub-district within which the property is located and the address of the registering officer - In case the property is situated in more than one sub-district/district, the particulars of all the concerned sub-districts/districts and address of the registering offices to be given)

ii) Investigation, flow/tracing of Title and Search:**1. Chain of Deed No. 2526 of 2008**

➤ As far as records suggest all that land measuring 130.5 Decimals be it the same a little more or less situated in Dag No. 3134, Khatian No. 325, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by one Sri. Dipak Kumar Mahala..

➤ That in the year 2008 the said Sri. Dipak Kumar Mahala sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 8, Pages 2202 to 2216, being no. 02526 of 2008.

2. Chain of Deed No. 00376 of 2008

➤ As far as records suggest all that land measuring 49 Decimals be it the same a little more or less situated in Dag No. 3170, Khatian Nos. 483 and 917, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by one Sri. Uttam Kumar Patra.

➤ That in the year 2008 the said Sri. Uttam Kumar Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur



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and recorded in Book 1, Vol. 2, Pages 547 to 565, being no. 00376 of 2008.

3. Chain of Deed No. 00916 of 2009

➤ As far as records suggest all that land measuring 74.50 Decimals be it the same a little more or less situated in Dag No. 3185 and 2830, Khatian No. 438, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by one Sri. Paritosh Manna.

➤ That Sri. Paritosh Manna while in possession of the said property died intestate leaving behind Sri. Budhu Manna, Sri. Bhaskar Manna, Sri. Sambhu Manna and Sri. Pravakar Manna as his legal heirs and successors inheriting all he left behind in equal and proportionate shares as per The Hindu Succession Act, 1956.

➤ That in the year 2009 the said Sri. Budhu Manna, Sri. Bhaskar Manna, Sri. Sambhu Manna and Sri. Pravakar Manna sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 2594 to 2608, being no. 00916 of 2009.

4. Chain of Deed No. 03817 of 2009

➤ As far as records suggest all that land measuring 33 Decimals be it the same a little more or less situated in Dag No. 3177, Khatian No. 387/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Sudip Samanta and Sri. Gourhari Patra.

➤ That in the year 2009 the said Sri. Sudip Samanta and Sri. Gourhari Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 1964 to 1977, being no. 03817 of 2009.



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5. Chain of Deed No. 01779 of 2009

➤ As far as records suggest all that land measuring 67 Decimals be it the same a little more or less situated in Dag No. 3158, Khatian Nos. 703, 12, 173 and 604, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed jointly by Smt. Laxmi Dhara, Sri. Tapan Dhara, Sri. Kunal Dhara, Sri. Radhanath Dhara, Sri. Ajit Kumar Dhara, Sri. Khandu Nath Dhara and Sri. Mongal Dhara.

➤ That in the year 2009 the said Smt. Laxmi Dhara, Sri. Tapan Dhara, Sri. Kunal Dhara, Sri. Radhanath Dhara, Sri. Ajit Kumar Dhara, Sri. Khandu Nath Dhara and Sri. Mongal Dhara jointly sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4616 to 4632, being no. 01779 of 2009.

6. Chain of Deed No. 02842 of 2008

➤ As far as records suggest all that land measuring 14.5 Decimals be it the same a little more or less situated in Dag No. 3179, Khatian No. 11, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Kali Charan Mall.

➤ That in the year 2008 the said Sri. Kali Charan Mall sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2188 to 2202, being no. 02842 of 2008.

7. Chain of Deed No. 01256 of 2008

➤ As far as records suggest all that land measuring 26 Decimals be it the same a little more or less situated in Dag Nos. 3149 and 3138, Khatian Nos. 949 and 950, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Sambhu Mandi.

➤ That in the year 2008 the said Sri. Sambhu Mandi sold, transferred and conveyed all his right, title and interest in the



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above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3811 to 3822, being no. 01256 of 2008.

8. Chain of Deed No. 00672 of 2009

➤ As far as records suggest all that land measuring 60 Decimals be it the same a little more or less situated in Dag No. 3134, Khatian No. 325, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Dayamoy Dolai.

➤ That in the year 2009 the said Sri. Dayamoy Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 4663 to 4676, being no. 00672 of 2009.

9. Chain of Deed No. 00298 of 2008

➤ As far as records suggest all that land measuring 39 Decimals be it the same a little more or less situated in Dag No. 3134, Khatian No. 325, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Avishek Dolui.

➤ That in the year 2008 the said Sri. Avishek Dolui sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4939 to 4955, being no. 00298 of 2008.

10. Chain of Deed No. 01032 of 2009

➤ As far as records suggest all that land measuring 45.50 Decimals be it the same a little more or less situated in Dag No. 3134, Khatian No. 694/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Pradip Dolai.



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➤ That in the year 2009 the said Sri. Pradip Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 4399 to 4412, being no. 01032 of 2009.

11. Chain of Deed No. 01250 of 2008

➤ As far as records suggest all that land measuring 36 Decimals be it the same a little more or less situated in Dag No. 3151, Khatian No. 4/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Ajit Kumar Mahapatra.

➤ That in the year 2008 the said Sri. Ajit Kumar Mahapatra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3695 to 3708, being no. 01250 of 2008.

12. Chain of Deed No. 02164 of 2008

➤ As far as records suggest all that land measuring 98 Decimals be it the same a little more or less situated in Dag No. 3150, Khatian No. 670, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Ranajit Kumar Mahapatra.

➤ That in the year 2008 the said Sri. Ranajit Kumar Mahapatra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 2336 to 2351, being no. 02164 of 2008.

13. Chain of Deed No. 01359 of 2009

➤ As far as records suggest all that land measuring 61 Decimals be it the same a little more or less situated in Dag No. 3149, Khatian No. 740/1, Mouza - Changul, J.L. No. 360, P.S.



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➤ That in the year 2009 the said Sri. Laxmikanta Santra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3679 to 3692, being no. 01359 of 2009.

14. Chain of Deed No. 01358 of 2009

➤ As far as records suggest all that land measuring 63 Decimals be it the same a little more or less situated in Dag No. 3145, Khatian No. 536, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Birendra Nath Santra.

➤ That in the year 2009 the said Sri. Birendra Nath Santra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3665 to 3678, being no. 01358 of 2009.

15. Chain of Deed No. 00294 of 2008

➤ As far as records suggest all that land measuring 13 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 684, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Iswar Dolai.

➤ That in the year 2008 the said Sri. Iswar Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4876 to 4888, being no. 00294 of 2008.

16. Chain of Deed No. 01356 of 2009

➤ As far as records suggest all that land measuring 63 Decimals be it the same a little more or less situated in Dag No. 3145, Khatian No. 341, Mouza - Changul, J.L. No. 360, P.S. Kharagpur,



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Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Dhirendra Nath Santra.

➤ That in the year 2009 the said Sri. Dhirendra Nath Santra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3735 to 3748, being no. 01356 of 2009.

17. Chain of Deed No. 01353 of 2009

➤ As far as records suggest all that land measuring 125 Decimals be it the same a little more or less situated in Dag No. 3141, Khatian No. 689, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Sasanka Sekhar Santra.

➤ That in the year 2009 the said Sri. Sasanka Sekhar Santra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3707 to 3720, being no. 01353 of 2009.

18. Chain of Deed No. 01355 of 2009

➤ As far as records suggest all that land measuring 125 Decimals be it the same a little more or less situated in Dag No. 3141, Khatian No. 689, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Bhaskar Sekhar Santra.

➤ That in the year 2009 the said Sri. Bhaskar Sekhar Santra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 3679 to 3692, being no. 01355 of 2009.

19. Chain of Deed No. 00374 of 2008

➤ As far as records suggest all that land measuring 50 Decimals be it the same a little more or less situated in Dag No. 3176,

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Khatian No. 113, Mouza – Changul, J.L. No. 360, P.S. Kharagpur, Dist. – Paschim Midnapur was originally owned, seised and possessed by Smt. Gita Chakraborty.

➤ That in the year 2008 the said Smt. Gita Chakraborty sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 508 to 527, being no. 00374 of 2008.

20. Chain of Deed No. 06027 of 2009

➤ As far as records suggest all that land measuring 41 Decimals be it the same a little more or less situated in Dag No. 3156, Khatian No. 519, Mouza – Changul, J.L. No. 360, P.S. Kharagpur, Dist. – Paschim Midnapur was originally owned, seised and possessed jointly by Sri. Alok Kumar Dutta, Sri. Shibsankar Dutta, Smt. Chanda Rani Dey, Smt. Chabi Rani Dutta and Smt. Mahamaya Sen.

➤ That in the year 2009 the said Sri. Alok Kumar Dutta, Sri. Shibsankar Dutta, Smt. Chanda Rani Dey, Smt. Chabi Rani Dutta and Smt. Mahamaya Sen jointly sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 17, Pages 2406 to 2420, being no. 06027 of 2009.

21. Chain of Deed No. 03482 of 2006

➤ As far as records suggest all that land measuring 90 Decimals be it the same a little more or less situated in Dag No. 3176, Khatian No. 848, Mouza – Changul, J.L. No. 360, P.S. Kharagpur, Dist. – Paschim Midnapur was originally owned, seised and possessed by Smt. Sarala Bala Dolai.

➤ That in the year 2006 the said Smt. Sarala Bala Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 906 to 916, being no. 03482 of 2006.



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22. Chain of Deed No. 02844 of 2008

➤ As far as records suggest all that land measuring 33 Decimals be it the same a little more or less situated in Dag No. 3177, Khatian No. 381, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Gour Hari Patra.

➤ That in the year 2008 the said Sri. Gour Hari Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2160 to 2172, being no. 02844 of 2008.

23. Chain of Deed No. 01433 of 2008

➤ As far as records suggest all that land measuring 47 Decimals be it the same a little more or less situated in Dag No. 3170, Khatian Nos. 538 and 712, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed jointly by Sri. Arun Kumar Dutta, Sri. Ranjit Kumar Dutta, Sri. Biswajit Dutta, Sri. Satyabrata Dutta, Smt. Meera Das, Smt. Chandrima Roy, Smt. Papia Dutta, Sri. Kanailal Bose, Smt. Dalia Mitra, Smt. Kakali Dey, Smt. Kaberi Dutta, Sri. Ram Krishna Bose, Smt. Basushree Dutta, Smt. Mou Manna.

➤ That in the year 2008 the said Sri. Arun Kumar Dutta, Sri. Ranjit Kumar Dutta, Sri. Biswajit Dutta, Sri. Satyabrata Dutta, Smt. Meera Das, Smt. Chandrima Roy, Smt. Papia Dutta, Sri. Kanailal Bose, Smt. Dalia Mitra, Smt. Kakali Dey, Smt. Kaberi Dutta, Sri. Ram Krishna Bose, Smt. Basushree Dutta, Smt. Mou Manna jointly sold, transferred and conveyed all his right, title and interest in the above mentioned land through their constituted attorney namely Sri. Dharendra Nath Patra in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 1057 to 1076, being no. 01433 of 2008.

24. Chain of Deed No. 01033 of 2009

➤ As far as records suggest all that land measuring 124 Decimals be it the same a little more or less situated in Dag Nos. 3143, 3144 and 3152, Khatian No. 297, Mouza - Changul, J.L. No. 360, P.S.



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➤ That in the year 2009 the said Sri. Tarak Nath Singh sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 4383 to 4398, being no. 01033 of 2009.

25. Chain of Deed No. 01433 of 2008

➤ As far as records suggest all that land measuring 232 Decimals be it the same a little more or less situated in Dag Nos. 2848, 3164, 2866 and 2182, Khatian No. 687, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed jointly by Smt. Sindhu Bala Pal, Sri. Sanat Kumar Pal, Sri. Ranjit Kumar Pal and Sri. Sujit Kumar Pal.

➤ That in the year 2008 the said Smt. Sindhu Bala Pal, Sri. Sanat Kumar Pal, Sri. Ranjit Kumar Pal and Sri. Sujit Kumar Pal jointly sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4374 to 4391, being no. 01632 of 2008.

26. Chain of Deed No. 01151 of 2009

➤ As far as records suggest all that land measuring 90 Decimals be it the same a little more or less situated in Dag No. 3195, Khatian No. 302, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Sanjit Kumar Patra.

➤ That in the year 2009 the said Sri. Sanjit Kumar Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 4, Pages 370 to 383, being no. 01151 of 2009



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27. Chain of Deed No. 00288 of 2008

➤ As far as records suggest all that land measuring 60 Decimals be it the same a little more or less situated in Dag No. 3159, Khatian No. 682, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Koushik Patra.

➤ That in the year 2008 the said Sri. Koushik Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4853 to 4870, being no. 00288 of 2008.

28. Chain of Deed No. 00289 of 2008

➤ As far as records suggest all that land measuring 46 Decimals be it the same a little more or less situated in Dag No. 3157, Khatian No. 682, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Alok Patra.

➤ That in the year 2008 the said Sri. Koushik Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4835 to 4852, being no. 00289 of 2008.

29. Chain of Deed No. 01033 of 2009

➤ As far as records suggest all that land measuring 13 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 379/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Parameswar Dolai.

➤ That in the year 2009 the said Sri. Parameswar Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 3, Pages 4383 to 4398, being no. 01033 of 2009.



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30. Chain of Deed No. 00283 of 2008

➤ As far as records suggest all that land measuring 39 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 722/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Laxmikanta Doloi.

➤ That in the year 2008 the said Sri. Laxmikanta Doloi sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4840 to 4852, being no. 00283 of 2008.

31. Chain of Deed No. 00290 of 2008

➤ As far as records suggest all that land measuring 152 Decimals be it the same a little more or less situated in Dag No. 3208, Khatian No. 302, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Samir Kumar Patra.

➤ That in the year 2008 the said Sri. Samir Kumar Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4822 to 4834, being no. 00290 of 2008.

32. Chain of Deed No. 00287 of 2008

➤ As far as records suggest all that land measuring 77 Decimals be it the same a little more or less situated in Dag No. 3209, Khatian No. 833, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Sanjit Kumar Patra.

➤ That in the year 2008 the said Sri. Sanjit Kumar Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4790 to 4808, being no. 00287 of 2008.



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33. Chain of Deed No. 01633 of 2008

➤ As far as records suggest all that land measuring 104 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 684, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Gobardhan Pal.

➤ That while in possession of the said property Gobardhan Pal died intestate leaving behind his sons Sri. Sant Kumar Pal, Sri. Ranjit Kumar Pal and Sri. Sujit Kumar Pal as his legal heirs and successors inheriting all he left behind in equal and proportionate shares as per The Hindu Succession Act, 1956.

➤ That in the year 2008 the said Sri. Sant Kumar Pal, Sri. Ranjit Kumar Pal and Sri. Sujit Kumar Pal sold, transferred and conveyed all their right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4285 to 4299, being no. 01633 of 2008.

34. Chain of Deed No. 00287 of 2008

➤ As far as records suggest all that land measuring 40 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 248/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Gobinda Dolai.

➤ That in the year 2008 the said Sri. Gobinda Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 5038 to 5055, being no. 00300 of 2008.

35. Chain of Deed No. 00379 of 2008

➤ As far as records suggest all that land measuring 13 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 684, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Shyama Pada Dolai.



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➤ That in the year 2008 the said Sri. Shyama Pada Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 632 to 644, being no. 00379 of 2008.

36. Chain of Deed No. 00680 of 2008

➤ As far as records suggest all that land measuring 13 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 684, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Bhim Dolai.

➤ That in the year 2008 the said Sri. Bhim Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 2, Pages 645 to 656, being no. 00380 of 2008.

37. Chain of Deed No. 006582 of 2010

➤ As far as records suggest all that land measuring 15 Decimals be it the same a little more or less situated in Dag No. 3153, Khatian No. 685, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Sankar Prasad Paria.

➤ That in the year 2010 the said Sri. Sankar Prasad Paria sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 18, Pages 14 to 26, being no. 06582 of 2010.

38. Chain of Deed No. 003480 of 2008

➤ As far as records suggest all that land measuring 176 Decimals be it the same a little more or less situated in Dag No. 3197 and 3153, Khatian No. 848 and 898, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Smt. Sarala Bala Dolai, Sri. Rabi Sankar



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Dolai, Sri. Hari Sankar Dolai, Smt. Manju Dolai, Smt. Pratima Dolai, Smt. Kalpana Dolai and Smt. Dulali Dolai.

➤ That in the year 2008 the said Smt. Sarala Bala Dolai, Sri. Rabi Sankar Dolai, Sri. Hari Sankar Dolai, Smt. Manju Dolai, Smt. Pratima Dolai, Smt. Kalpana Dolai and Smt. Dulali Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 930 to 944, being no. 03480 of 2008.

39. Chain of Deed No. 002843 of 2008

➤ As far as records suggest all that land measuring 24.5 Decimals be it the same a little more or less situated in Dag No. 3165 and 3197, Khatian No. 688 and 898, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Gour Hari Patra.

➤ That in the year 2008 the said Sri. Gour Hari Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 9, Pages 2173 to 2187, being no. 02843 of 2008.

40. Chain of Deed No. 003818 of 2009

➤ As far as records suggest all that land measuring 39 Decimals be it the same a little more or less situated in Dag No. 3165, 3179 and 3197, Khatian No. 688, 11, 898, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Satyabrata Das.

➤ That in the year 2009 the said Sri. Satyabrata Das sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 11, Pages 2049 to 2063, being no. 03818 of 2009

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41. Chain of Deed No. 00305 of 2008

➤ As far as records suggest all that land measuring 248 Decimals be it the same a little more or less situated in Dag No. 3180, 3163, 3166 and 3173, Khatian No. 35 and 570, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Amal Kumar Chakraborty and Sri. Bimal Kumar Chakraborty.

➤ That in the year 2008 the said Sri. Amal Kumar Chakraborty and Sri. Bimal Kumar Chakraborty sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 4968 to 4985, being no. 00305 of 2008.

42. Chain of Deed No. 00301 of 2008

➤ As far as records suggest all that land measuring 104 Decimals be it the same a little more or less situated in Dag No. 3180, Khatian No. 35, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Amal Kumar Chakraborty and Sri. Bimal Kumar Chakraborty.

➤ That in the year 2008 the said Sri. Amal Kumar Chakraborty and Sri. Bimal Kumar Chakraborty sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 5051 to 5064, being no. 00301 of 2008.

43. Chain of Deed No. 01592 of 2009

➤ As far as records suggest all that land measuring 89 Decimals be it the same a little more or less situated in Dag No. 3167, Khatian No. 415, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Phani Bhusan Pandit.

➤ That in the year 2009 the said Sri. Phani Bhusan Pandit sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur



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and recorded in Book 1, Vol. 5, Pages 1596 to 1609, being no. 01592 of 2009.

44. Chain of Deed No. 00082 of 2008

➤ As far as records suggest all that land measuring 153 Decimals be it the same a little more or less situated in Dag No. 3168, Khatian No. 337, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Dhananjay Patra.

➤ That in the year 2008 the said Sri. Dhananjay Patra sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 1, Pages 1236 to 1254, being no. 00082 of 2008.

45. Chain of Deed No. 01639 of 2008

➤ As far as records suggest all that land measuring 221 Decimals be it the same a little more or less situated in Dag No. 3162, 3116, 3175, 3169/3607 and 3169, Khatian No. 770, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Fatik Chandra Dolai.

➤ That in the year 2008 the said Sri. Fatik Chandra Dolai sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 5, Pages 4425 to 4438, being no. 01639 of 2008.

46. Chain of Deed No. 02674 of 2009

➤ As far as records suggest all that land measuring 221 Decimals be it the same a little more or less situated in Dag No. 3162, 3116, 3175, 3169/3607 and 3169, Khatian No. 770, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Shaktipada Dolai.

➤ That in the year 2008 the said Sri. Shaktipada Dolai sold, transferred and conveyed all his right, title and interest in the



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above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 8, Pages 1035 to 1050, being no. 02674 of 2009.

47. Chain of Deed No. 03703 of 2009

➤ As far as records suggest all that land measuring 71 Decimals be it the same a little more or less situated in Dag No. 3142, Khatian No. 645/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Mrinal Kanti Karan.

➤ That in the year 2009 the said Sri. Mrinal Kanti Karan sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 10, Pages 5510 to 5522, being no. 03703 of 2009.

➤ Thus by the above-mentioned 47 transactions/Title Deeds the said TIL Ltd. acquired and presently are in ownership and possession of peaceful and un-encumbered possession of the captioned land.

➤ That as per verification of Mutation, Conversion, Patta and Site Map as recorded by the company in its office the following can be verified:-

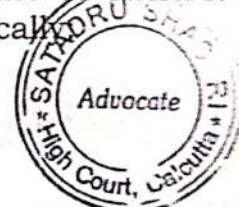
Total land as per Title Deeds - 36.365 Acers
Total land as per Physical measurement - 35.34 Acers
Mutated and Converted Land - 27.53 Acers
Patta Land - 5.34 Acers
Non-Purchased Land - 1.09 Acers

iii) Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance:

Yes, original submitted are originals. As per our search no adverse entries are found and certified copies are already submitted with bank.

iv) Whether the property is ancestral and/or under joint ownership. If so, details of the co-parceners/Karta and/or the co-owners. The respective shares should be incorporated specifically.

S. Satru



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above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 8, Pages 1035 to 1050, being no. 02674 of 2009.

47. Chain of Deed No. 03703 of 2009

➤ As far as records suggest all that land measuring 71 Decimals be it the same a little more or less situated in Dag No. 3142, Khatian No. 645/1, Mouza - Changul, J.L. No. 360, P.S. Kharagpur, Dist. - Paschim Midnapur was originally owned, seised and possessed by Sri. Mrinal Kanti Karan.

➤ That in the year 2009 the said Sri. Mrinal Kanti Karan sold, transferred and conveyed all his right, title and interest in the above mentioned land in favor of TIL Ltd. vide a Deed of Sale registered at the office of Addl. Dist. Sub-Registrar at Kharagpur and recorded in Book 1, Vol. 10, Pages 5510 to 5522, being no. 03703 of 2009.

➤ Thus by the above-mentioned 47 transactions/Title Deeds the said TIL Ltd. acquired and presently are in ownership and possession of peaceful and un-encumbered possession of the captioned land.

➤ That as per verification of Mutation, Conversion, Patta and Site Map as recorded by the company in its office the following can be verified:-

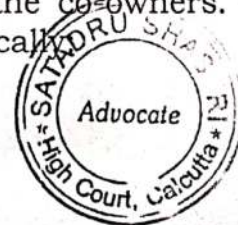
Total land as per Title Deeds - 36.365 Acers
Total land as per Physical measurement - 35.34 Acers
Mutated and Converted Land - 27.53 Acers
Patta Land - 5.34 Acers
Non-Purchased Land - 1.09 Acers

- iii) Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance:

Yes, original submitted are originals. As per our search no adverse entries are found and certified copies are already submitted with bank.

- iv) Whether the property is ancestral and/or under joint ownership. If so, details of the co-parceners/Karta and/or the co-owners. The respective shares should be incorporated specifically.

[Signature]



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No

v) Minor's interest if any

No

vi) Documents pending for registration:

None

5) Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report:

No

6) Whether the property is acquired under Land Acquisition Act, 1894/2014 and applicability of other State Legislations:

No

7) Leasehold immovable Property (Where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage):

Freehold Property (question N.A.)

8) Investigation under Income Tax Act 1961, pending litigation related to property if any:

N.A.

9) Investigation in regard to agricultural land:

N.A.

[Signature]



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- 10) The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.

Obtained

- 11) Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

No

- 12) If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated

ROC Master Data verified and attached with this report

- 13) Whether the records of sub-registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/ findings in this regard.

Yes, Available through www.wbregistration.gov.in. Records are cross-checked. Details tally with physical search.

- 14) In case of partition / family settlement deeds, whether the partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share. The modality/ procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages.

N.A.

- 15) Whether the property belongs to any trust or is subject to the rights of any trust? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? Is there any bar under local laws for creation of mortgage? The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws.

No, property does not belong to any private or public trust.



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- 16) In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the partners have authority to create mortgage for and on behalf of the firm.

No, property does not belong to any partnership firm

- 17) If the property belongs to a Limited Company, Advocate to check the Borrowing powers, Board resolution, and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar (ROC), Memorandum of Association and Articles of Association etc. and submit details.

Property already mortgaged with BOI Consortium thus Borrowing Powers, Board Resolution and Authorization should be obtained by consortium from time to time. Checked, Company Master Data attached herewith. All information is available therein

- 18) In case of Societies, Association, check the required authority/ power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc. The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws to be stated.

No, property not owned by any society and/or association

- 19) If the property is a flat/ apartment or residential/ commercial complex, Advocate to inter-alia check/verify a) Promoter's / Land owner's title to the land/ building; b) Development Agreement/ Power of Attorney c) Independent title verification of the Land and/or building in question; d) Agreement for sale(duly registered); e) Payment of proper stamp duty; f) Approval of building plan, permission of appropriate/ local authority, etc.; g) conveyance in favour of Society/ Condominium concerned; h) Occupancy Certificate/ allotment letter/ letter of possession; i) membership details in the Society etc. j) Share Certificates k) No Objection Letter from the Society; l) All legal requirements under the local/ Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; m) requirements for noting the Bank charges on the records of the Housing Society, etc. and comment.

N.A.

- 20) Advocate also to check whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records, whether the property



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offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents?

Yes

- 21) Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.

No

- 22) Whether the governing law, the constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.

Yes, no additional precautions required

Certificate

I have examined the Original Title Deeds (listed below) deposited relating to the aforesaid property/ies and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I confirm having made search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Officers/Sub- Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office. I do not find anything adverse which would prevent the Title holders from creating a valid Mortgage. The statements and other information given in the report are correct and true.

I certify that, there are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2008 to 2022 pertaining to the immovable property/(ies) covered by above said Title Deeds. The property is free from all encumbrances, charges or claims.

I certify that TIL Ltd. have got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims.



SATADRU SHASTRI
ADVOCATE (High Court, Calcutta)

Banking and Finance Laws / Intellectual Property Attorneys / Corporate Laws

Office Address:-	10 Old Post Office Street, Room No. 7 (Mezzanine Floor) C/o. Md. Sirajuddin, Kolkata - I
Chamber at:-	Firm No. 8, Ashoka Apartment, 3334 Nayabad Road, Mukundapur, Kolkata - 700099
Phone:-	+91-9538868529

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There are no legal impediments for creation of the mortgage under any applicable law/ rules in force. I certify that the mortgage over the said property/ies can be enforced through process of law including under the provisions of SARFAESI Act, for recovery of dues to the Bank.

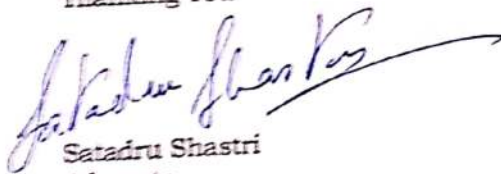
Equitable Mortgage already exists in the name of BOI Consortium.

Documents in original that have to be obtained for creation of valid equitable mortgage are already indicated above.

The stamp duty payable on Oral Assent/MOD (if applicable) - N.A.

I hereby return the original documents forwarded to me vide your above said letter.

Thanking You



Satadru Shastri
Advocate
High Court Calcutta, BALLB
LLM, University of Leeds (U.K.)
8538868529

