

MAYANK KAKRANIA

ADVOCATE

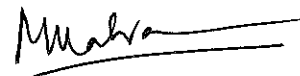
**10, OLD POST OFFICE STREET
RIGHT WING, 1ST FLOOR, ROOM NO. 34A
KOLKATA - 700 001
PHONE : 2248-3121, 2210-0608
E-mail : mkakrania@gmail.com**

REPORT ON TITLE

ALL THAT the piece or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring 562 sq. ft. more or less with cemented floor about 20 years old standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151 **AND ALL THAT** the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring about 833 sq. ft. more or less standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, thereby aggregating to a total area of 61 sataks/decimals of land equivalent to 36 (thirty six) cottahs 14 (fourteen) chittacks and 22 (twenty two) sq. ft., be the same a little more or less (“**SAID PROPERTY**”).

Owners: 1) NIROSHINI TECHNOLOGY LLP, (LLPIN AAH-1450) (INCOME TAX PAN AANFN3485F), a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 7B, Kiran Shankar Roy Road, 4th Floor, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Aditya Kumar Tibrewal, (INCOME TAX PAN ABUPT6560F), (AADHAR NO. 5069 0770 2119),** son of Binod Kumar Tibrewal, by faith Hindu, by nationality Indian, by occupation business and at present residing at Flat No. 9D, Tower – 3, Active Acres, 54/10 D.C. Dey Road, Tangra, Police Station and Post Office – Tangra, Kolkata – 700 015, West Bengal, **2) MAHESHWARI COMMOTRADE LLP, (LLPIN AAD-6220) (INCOME TAX PAN ABAFM9142L),** a limited liability partnership incorporated and registered under The Limited Liability

Contd. . .



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2

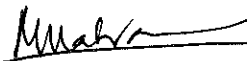
Partnership Act, 2008, having its registered office and principal place of business at Diamond Heritage, 16 Strand Road, 10th Floor, Room No. 1007, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Vivek Choudhary, (INCOME TAX PAN ACCPC0658A), (AADHAR NO. 8710 7389 5118)**, son of Sri Bijay Choudhary, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 84, Block BH, Salt Lake City, Sector II, Police Station Bidhannagar (North), Post Office Sech Bhawan, Kolkata – 700 091, District North 24 Parganas, West Bengal and **3) KHAITAN CONSTRUCTION LLP, (LLPIN AAC-9285) (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its **Designated Partner, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present residing at "Silver Spring", 5, J.B.S. Halden Avenue, Block – IV, 5th Floor, Flat No. 5A, Police Station – Pragati Maidan (previously Tiljala), and Post Office - Dhapa, Kolkata – 700 105.

I have caused necessary searches with regard to any encumbrances in respect of the said property, in Index II, in the Offices of the Additional Registrar of Assurances, Kolkata, District Sub-Registrar, Alipore and the Additional District Sub-Registrar, Sonarpur, from the year 1975 till the year 2022. A Xerox copy each of the relevant receipts issued by the Offices of the Additional Registrar of Assurances, Kolkata, District Sub-Registrar, Alipore and the Additional District Sub-Registrar, Sonarpur, are annexed hereto.

Upon causing the aforesaid searches, no entry, other than the entries relevant to the said property, were found in the Offices of the Additional Registrar of Assurances, Kolkata, District Sub-Registrar, Alipore and the Additional District Sub-Registrar Sonarpur, in respect of the said property, the marketable title of which is being investigated.

Hence, from the above, it transpires and I am of the opinion that the said property is free from all encumbrances whatsoever and has a clear and marketable title.

Dated: 25th April, 2023.


**Mayank Kakrania
Advocate**

SEARCHING REPORT

INDEX-II

RE: MOUZA: JAGADDAL, J.L. NO. 71, R.S. DAG NO. - 3028 &959

CORRESPONDING L.R. DAG NO. 3047 & 1111

POLICE STATION SONARPUR, SOUTH 24 PARGANAS.

| YEAR | ARA- KOLKATA | DSR - ALIPORE | ADSR - SONARPUR |
|-------------|---------------------|---|---|
| 1975 | PAGE TORN | PAGE TORN | PAGE TORN |
| 1976 | PAGE TORN | PAGE TORN | PAGE TORN |
| 1977 | PAGE TORN | PAGE TORN | PAGE TORN |
| 1978 | PAGE TORN | PAGE TORN | PAGE TORN |
| 1979 | PAGE TORN | PAGE TORN | PAGE TORN |
| 1980 | PAGE TORN | PAGE TORN | PAGE TORN |
| 1981 | PAGE TORN | NIL | PAGE TORN |
| 1982 | PAGE TORN | NIL | PAGE TORN |
| 1983 | PAGE TORN | NIL | PAGE TORN |
| 1984 | PAGE TORN | NIL | PAGE TORN |
| 1985 | NIL | NIL | PAGE TORN |
| 1986 | NIL | NIL | PAGE TORN |
| 1987 | NIL | NIL | PAGE TORN |
| 1988 | NIL | NIL | PAGE TORN |
| 1989 | NIL | NIL | PAGE TORN |
| 1990 | NIL | NIL | PAGE TORN |
| 1991 | NIL | NIL | PAGE TORN |
| 1992 | NIL | NIL | PAGE TORN |
| 1993 | NIL | NIL | PAGE TORN |
| 1994 | NIL | NIL | PAGE TORN |
| 1995 | NIL | NIL | PAGE TORN |
| 1996 | NIL | ENTRY | PAGE TORN |
| | | R.S. DAG 959, KH-942, AREA -6K,8CH.39 SQFT, DEED NO. 3359 /1986, B-I,VOL-80, PAGE-1-11 | |
| | | R.S. DAG 959, KH-942, AREA -6K,8CH.39 SQFT, DEED NO. 3367 /1986, B-I,VOL-67, PAGE-468-478 | |
| | | R.S. DAG 959, KH-942, AREA -6K,8CH.39 SQFT, DEED NO. 3392 /1986, B-I,VOL-51, PAGE-446-457 | |
| 1997 | NIL | NIL | PAGE TORN |
| 1998 | NIL | NIL | PAGE TORN |
| 1999 | NIL | NIL | NIL |
| 2000 | NIL | NIL | NIL |
| 2001 | NIL | NIL | NIL |
| 2002 | NIL | NIL | NIL |
| 2003 | NIL | NIL | NIL |
| 2004 | NIL | NIL | NIL |
| 2005 | NIL | NIL | NIL |
| 2006 | NIL | NIL | NIL |
| 2007 | NIL | NIL | NIL |
| 2008 | NIL | NIL | NIL |
| 2009 | NIL | NIL | NIL |
| 2010 | NIL | NIL | NIL |
| 2011 | NIL | NIL | ENTRY R.S. DAG 959, AREA - 4 KATHA., SALE DEED NO. 4756/2014, B-I, PAGE-6333-6344 |

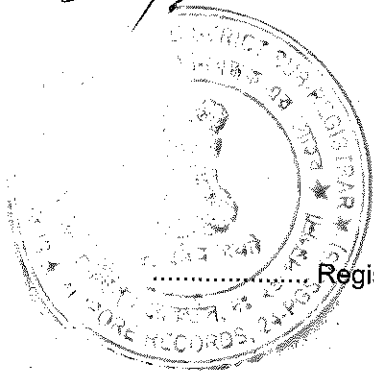
| | | | |
|------|-----------------------|-----|--|
| 2012 | NIL | NIL | NIL |
| 2013 | NIL | NIL | ENTRY R.S. DAG 959, KH. 942, AREA - 6K, 8CH, 39SQFT. GIFT DEED NO. 10915/2013, B-I, PAGE-2547-2563 |
| 2014 | NIL | NIL | ENTRY R.S. DAG 3028 & 959, AREA - 22.5 & 9.5 Dec., GIFT DEED NO. 11714/2014, B-I, PAGE-5039-5053 |
| 2015 | NIL Entry. | NIL | NIL |
| 2016 | NIL | NIL | NIL |
| 2017 | NIL | NIL | NIL |
| 2018 | NIL | NIL | NIL |
| 2019 | NIL | NIL | NIL |
| 2020 | NIL | NIL | NIL |
| 2021 | NIL | NIL | NIL |
| 2022 | NIL | NIL | NIL |

2015 → Development Agreement - L.R. Dag. 3047 - 16 Dec
 1711 - 16 Dec. 500 sq ft structure
 Deed No. 564/2015 - A.R.A. Govt.

No. REGN BB 019746

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 15846
- 2. Date of application 01/6/22
- 3. Search for the year (s) 1975 - 2022
- 4. Name of office to which the record to be searched or inspected relates D R Dapur
- 5. Name of person or property to be searched n - Jagadhal
- 6. Nature of document PS-303 - 3028, 959.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) PS - Sonarpur
- 8. From whom received H. D. Sardar
- 9. Fees paid under Article — 301
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 01-06-2022

Serial No of Application 1608010450/2022 Search No 1608010450/2022
Search for the Years From 1975 To 2022 Record Available From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: RS- 00959
From whom Received H Sardar
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

| Sl.No. | Property Location | Property Type & Transaction | Plot & Khatian No and Zone | Area of Property |
|--------|--|---|---|-------------------------------------|
| 1 | District: South 24-Parganas, PS; Sonarpur, Mouza: Jagaddal, RAJPUR- SONARPUR | Property Type: Land Transaction: Sale, Sale Document | Plot No: RS-00959/00000 Khatian: 00000/00 | Area of Land: 4 Katha, (4 Katha) |

Deed Details :

Deed No: I-160804756/2011, , Serial No: 160801192/2008, Page: 6333 - 6344,
Date of Registration: 02/05/2011, Date of Completion: 10/05/2011, Date of Delivery:
24/05/2011

| | | | | |
|---|--|---|---|---|
| 2 | District: South 24-Parganas, PS; Sonarpur, Mouza: Jagaddal, RAJPUR- SONARPUR | Property Type: Land Transaction: Gift, Gift in Favour of family members | Plot No: RS-00959/00000 Khatian: 00942/00 | Area of Land: 6 Katha, 8 Chatak, 39 Sq. Ft., (6 Katha,8 Chatak,39 Sqft) Area of Structure: 300 Sq Ft |
|---|--|---|---|---|

Deed Details :

Deed No: I-160810915/2013, Query No: 1608021546 /2013, Serial No:
160813442/2013, Page: 2547 - 2563, Date of Registration: 26/09/2013, Date of
Completion: 27/09/2013, Date of Delivery: 25/10/2013

| | | | | |
|---|--|---|---|-------------------------------|
| 3 | District: South 24-Parganas, PS; Sonarpur, Mouza: Jagaddal, RAJPUR- SONARPUR | Property Type: Land Transaction: Gift, Gift in Favour of family members | Plot No: RS-00959/00000 Khatian: 00942/00 | Area of Land: 9.5 Decimal, |
|---|--|---|---|-------------------------------|

Deed Details :

Deed No: I-160811714/2014, Query No: 1608024463 /2014, Serial No:
160814246/2014, Page: 5039 - 5053, Date of Registration: 09/12/2014, Date of
Completion: 09/12/2014, Date of Delivery: 05/01/2015



(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 01-06-2022

| | | | |
|--------------------------|--|------------------|-------------------------|
| Serial No of Application | 1608010449/2022 | Search No | 1608010449/2022 |
| Search for the Years | From 1975 To 2022 | Record Available | From 13/02/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: RS- 03028 | | |
| From whom Received | H Sardar | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 28/- | |

Search Result:

| Sl.No. | Property Location | Property Type & Transaction | Plot & Khatian No and Zone | Area of Property |
|--------|--|---|---|---|
| 1 | District: South 24-Parganas, PS; Sonarpur, Mouza: Jagaddal, RAJPUR- SONARPUR | Property Type: Land Transaction: Gift, Gift in Favour of family members | Plot No: RS-03028/00000 Khatian: 01086/00 | Area of Land: 22.5 Decimal, Area of Structure: 100 Sq Ft |

Deed Details :

Deed No: I-160811714/2014, Query No: 1608024463 /2014, Serial No:
160814246/2014, Page: 5039 - 5053, Date of Registration: 09/12/2014, Date of
Completion: 09/12/2014, Date of Delivery: 05/01/2015



(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 01-06-2022

| | | | |
|--------------------------|--|------------------|-------------------------|
| Serial No of Application | 1608010451/2022 | Search No | 1608010451/2022 |
| Search for the Years | From 1975 To 2022 | Record Available | From 13/02/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: LR- 03047 | | |
| From whom Received | H Sardar | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 28/- | |

Search Result: No Record Found

(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR



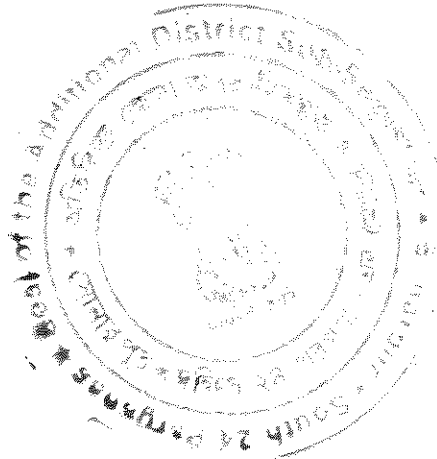
Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 01-06-2022

| | | | |
|---------------------------------|--|-------------------------|-------------------------|
| Serial No of Application | 1608010457/2022 | Search No | 1608010457/2022 |
| Search for the Years | From 1975 To 2022 | Record Available | From 13/02/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: LR- 01111 | | |
| From whom Received | H Sardar | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 28/- | |

Search Result: No Record Found

(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR



No. REGN BB 017165

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 41865

2. Date of application 31.6.22

3. Search for the year (s) 1925-22

4. Name of office to which the record to be searched or inspected relates [Handwritten mark]

Name of person or property to be searched [Handwritten mark]

Nature of document [Handwritten mark]

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) [Handwritten: ~ Sugandha 0171]

..... [Handwritten: R in 3028, 959 P. S. Sonarpur]

From whom received [Handwritten: H. D. Sanyal]

Fees paid under Article —

(1) (i)

30 7/

(2) (ii)

(2)

[Handwritten signature]

..... Registrar of

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 04-06-2022

| | | | |
|--------------------------|--|------------------|-------------------------|
| Serial No of Application | 1901012522/2022 | Search No | 1901012522/2022 |
| Search for the Years | From 2002 To 2022 | Record Available | From 10/11/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: RS- 03026 | | |
| From whom Received | A A | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 20/- | |

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 04-06-2022

| | | | |
|--------------------------|--|------------------|-------------------------|
| Serial No of Application | 1901012523/2022 | Search No | 1901012523/2022 |
| Search for the Years | From 2002 To 2022 | Record Available | From 10/11/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: RS- 00576 | | |
| From whom Received | A A | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 20/- | |

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
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OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 04-06-2022

| | | | |
|--------------------------|--|------------------|-------------------------|
| Serial No of Application | 1901012524/2022 | Search No | 1901012524/2022 |
| Search for the Years | From 2002 To 2022 | Record Available | From 10/11/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No: LR- 03047 | | |
| From whom Received | A A | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 20/- | |

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
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OFFICE OF THE A.R.A. - I KOLKATA



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Receipt for fees deposited for Search
Form - 1556

Date of Application: 04-06-2022

| | | | |
|--------------------------|---|------------------|-------------------------|
| Serial No of Application | 1901012525/2022 | Search No | 1901012525/2022 |
| Search for the Years | From 2002 To 2022 | Record Available | From 10/11/2008 onwards |
| Property to be Searched | District: South 24-Parganas, PS: Sonarpur, Mouza: Jagaddal, , Plot No LR- 01111 | | |
| From whom Received | A A | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 20/- | |

Search Result: **No Record Found**

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

