

# **MAYANK KAKRANIA**

**ADVOCATE**

10, OLD POST OFFICE STREET  
1ST FLOOR, ROOM NO. 34A, KOLKATA - 700 001  
PHONE : 2248-3121, 2210-0608  
FAX : (033) 2248-3121  
E-mail : kakrania@cal3.vsnl.net.in

## **REPORT ON TITLE**

**Re: ALL THAT** the piece and parcel of danga, pukur, sali vacant land without structures, measuring more or less 87.10 decimals in R. S. Dag Nos. 452 (32.10 decimals), 453 (15.0 decimals), 454 (12.0 decimals), 456 (7.0 decimals), 457 (9.0 decimals), 458 (8.0 decimals) and 462 (4.0 decimals) corresponding to L. R. Dag Nos. 471, 474, 475, 477, 478, 479 and 485, under L. R. Khatian Nos. 55, 27, 119 and 237 in Mouza Dhamaitolla, J. L. No. 75, in Holding No. 1583, Darir Road, under Rajpur Sonarpur Municipality, Ward No. 25, Police Station Sonarpur, District South 24 Parganas, Kolkata – 700 151, (“**SAID PROPERTY**”).

**Owners:** 1) **KHAITAN CONSTRUCTION LLP, (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 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Designated Partner, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 2) **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by occupation business, 3) **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, 4) **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, 5) **SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, 6) **SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, 7) **SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra Khaitan, by occupation housewife, 8) **SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPS9094D)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at ‘Silver Spring’ No. 5, J. B. S. Halden Avenue, Post Office Dhapa, Police Station Tiljala now Pragati Maidan, Kolkata – 700 105, 9) **COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, **(INCOME TAX PAN DQKPK3956G)**, by caste Hindu, by occupation business

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and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **10) MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **11) NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AADCN1632P)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **12) PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (Pan No. AFQPK8488R)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **13) BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G)**, a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, **14) BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor,

Contd. . .



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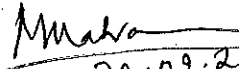
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Kolkata – 700 017, **15) GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)** son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **16) BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECBO562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017.

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 - I, Kolkata, District Sub-Registrar, Alipore and the Additional District Sub-Registrar, Sonarpur, from the year 1984 till the year 2018. A Xerox copy each of the relevant receipts issued by the Offices of the Additional Registrar of Assurances - I, 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, - I, 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.

  
22.09.2021  
**Mayank Kakrania**  
Advocate

No. REGN X 747192

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 135492

2. Date of application..... 22/11/17

3. Search for the year(s)..... 1975-17

4. Name of office to which the record to be searched or inspected relates..... P.S.

5. Name of person or property to be searched..... II

6. Nature of document..... sh

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Dharmachakra

..... Reg. No. - 452, 453, P.S. Sonarpur

8. From whom received..... H. Sanyal

9. Fees paid under Article—

F (1) (i)

307

F (1) (ii)

F (2)

..... Registrar of.....

No. REGN X E 799618

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 24318
  - 2. Date of application..... 23.12.18
  - 3. Search for the year(s)..... 1950-18
  - 4. Name of office to which the record to be searched or inspected relates..... P4
  - 5. Name of person or property to be searched..... a
  - 6. Nature of document..... su
  - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... ~ Dhamaitah  
P s m 458 P S Sonarpu
  - 8. From whom received..... H. P. Sarkar
  - 9. Fees paid under Article—  
 F (1) (i) 30/-  
 F (1) (ii)  
 F (2)
- .....Registrar of.....

No. REGN O 672361

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Number of application..... 103261

..... 519118

..... H Sandoz

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..... Page.....

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..... office.....

..... Dhanaital

G (a)..... RS n 458, 462

G (b)..... RS Sandoz

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..... Registrar of.....

No. REGN X 601215

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 10015

Date of application..... 23/2/18

Search for the year(s)..... 1950 — 18

Name of office to which the record to be searched or inspected relates..... DR+SR

5. Name of person or property to be searched.....

6. Nature of document..... M-Dhamaitata

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... DAJ — 458 P.S — Sonarpur

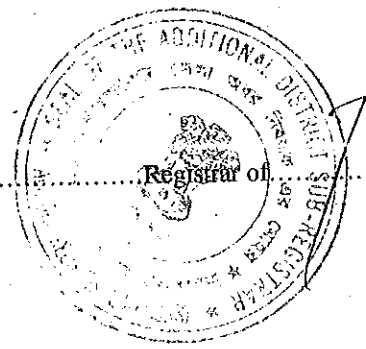
8. From whom received..... Hari Das Sardar

9. Fees paid under Article— 30/-

F (1) (i)

F (1) (ii)

F (2)



No. REGN X 762335

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 42265

Date of application..... 5/9/8

Search for the year(s)..... 1984-85

Name of office to which the record to be searched or inspected relates..... D.D. Sonarjir

Name of person or property to be searched.....

Nature of document..... M. B. Dlamaitala

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... D-458, 462, Kh-15, Sonarjir

8. From whom received.....

9. Fees paid under Article—..... H. D. Sarda

F (1) (i)

F (1) (ii)

F (2)

60

