

*Vivek Nag*

Advocate  
High Court, Calcutta.

Chamber:

10, Old Post Office Street,  
Kolkata - 700001.

Date: 04.03.2023

Bhawani Mansion

Description of the property:

**ALL THAT** piece and parcel of land admeasuring 9 Cottah 13 Chittack lying and situated at Mouza Kaikhali, J.L. No. 05, R.S. & L.R. Dag no. 568, under R.S. Khatian No. 226, L.R. Khatian Nos. 1405 to 1409, Ward No. 06, P.S. Airport, Dist. North 24 Parganas, Pin- 700052, within the ambit of Bidhannagar Municipal Corporation.

Present owner of the aforesaid property: -

Raunak Properties Pvt. Ltd.

Searches made:

I have caused searching in the records available with the offices of the District Sub Registrar North 24 Parganas and Additional District Sub Registrar Bidhannagar and Registrar of Assurances at Kolkata for the period of 2008- 2023 as is maintained and made available except pending IGR Search. Connected entries i.e. Being nos. 14718 of 2021 relating to Present Landowners' title found for the related period from 2008 to 2023. No entry found showing transfer of mentioned property within the related period between the present owner and any subsequent purchaser/transferee etc. Searches conducted as per details available in the last registered document.

The searching report is available as on date of conducting search and the searching index are up to date from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

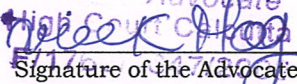
My report is as follows: -

**Based upon the Xerox copies of the supplied documents: -**

Whereas one Suman Goenka, Sudha Goenka, Nitesh Goenka, Gouri Shankar Goenka, Nitin Goenka sold, transferred and conveyed of all that piece and parcel of land admeasuring 9 Cottah 13 Chittack unto and in favour of Raunak Properties Pvt. Ltd. and the same was duly registered with the office of Additional Registrar of Assurances III, Kolkata and recorded in Book no. I, Volume no. 1903-2021, Pages 594671 to 594715, Being no. 190314718 for the year 2021.

Certificate:

I hereby certified that the property owner Raunak Properties Pvt. Ltd.'s title appears to be clear and marketable.

VIVEK NAG  
Advocate  
  
Signature of the Advocate

**BHAWANI MANSION**

**DATE: 04/03/2023**

**A.D.S.R. BIDHANNAGAR (2008 - 2023)**

**D.S.R. I NORTH 24PGS (2008- 2023)**

**D.S.R. II NORTH 24PGS (2008- 2023)**

**D.S.R. III NORTH 24PGS (2008- 2023)**

**A.R.A. 1 KOLKATA (2008 -2023)**

**A.R.A. II KOLKATA (2008 - 2023)**

**A.R.A. III KOLKATA (2008 - 2023)**

**A.R.A. IV KOLKATA (2015 - 2023)**

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**NAME WISE SEARCH**

2008 - 2020 = NO RECORD FOUND

2021 = TITLE DEED FOUND

I-14718

2022 - 2023 = NO RECORD FOUND

**PROPERTY SEARCH**

2008 - 2020 = NO RECORD FOUND

2021 = TITLE DEED FOUND

I-14718

2022 - 2023 = NO RECORD FOUND

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**PROPERTY SEARCH PS- AIRPORT**

**MOUZA: KAIKHALI**

**HOLDING NO.....**

**FLAT.....**

**RS & LR DAG NO- 568**

**NAME SEARCH OF : SUMAN GOENKA, SUDHA GOENKA, NITESH GOENKA, RAUNAK PROPERTIES**





# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Query No  Deed No

### Deed Details

#### District

Kolkata

#### Registration Office

KOLKATA (A.R.A. - III)

#### Deed No

14718

#### Deed Year

2021

#### Security Code

Q4J8R2

M2A5H8

Submit

#### Service Count

4,05,31,398

#### Deed Details

\*\*Updated Data\*\*

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0101] Sale, Sale Document	A.R.A. - III KOLKATA	I-190314718/2021	1903-2021 Page No: 594671 to 594715	10/12/2021	30/12/2021		1903016198/2021

#### Name & Address of the Party

\*\*Updated Data\*\*

Name	Address	Status
<b>SUMAN GOENKA</b> Wife of Mr KRISHNA KUMAR GOENKA	District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Seller
<b>SUDHA GOENKA</b> Wife of Mr GOURI SHANKAR GOENKA	District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Seller
<b>NITESH GOENKA</b> Son of Mr VIJAY KUMAR GOENKA	District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Seller
<b>GOURI SHANKAR GOENKA</b> Son of Late SHYAM SUNDAR GOENKA	District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Seller
<b>NITIN GOENKA</b> Son of Mr VIJAY KUMAR GOENKA	District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Seller
<b>RAUNAK PROPERTIES PVT LTD</b>	District: North 24-Parganas, PS: Lake Town, Pin: 700089, State: West Bengal,, Country: India,	Status: Organization (Buyer)
<b>RAUNAK JHUNJHUNWALA</b>	District: North 24-Parganas, PS: Lake Town, Pin: 700089, State: West Bengal,, Country: India,	Status: Representative (Buyer)

\*\*Updated Data\*\*

#### Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : North 24-Parganas,PS :Airport,Mouza :Kaikhali,Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,Road: Sardar para(kaikhali),	Property Type : Land Transaction :[0101] Sale, Sale Document	Plot No : LR-00568/00000 Khatian No :01405/00	Area of Land: 16.19062500 decimal (9 Katha,13 Chatak) Area of Structure :300 Sq Ft

\*\*Updated Data\*\*



ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর  
Land & Land Reforms and Refugee Relief and Rehabilitation Department

বাংলারভূমি



Citizen Services



Know Your Property



Query Search



Public Grievance



Mouza Information

## Khatian &amp; Plot Information

## Mouza Identification

Code Wise / Name Wise: \*  Code Wise  Name Wise

District:\*

[ 15 ] UTTAR 24 PARGANA

Block:\*

[ 07 ] RAJARHAT

Mouza:\*

[ 005 ] Kaikhali

## Option:

Khatian Type: \*  Normal Khatian  Lease Khatian  FHTD Khatian

LIVE

 Search By Khatian Search By Plot

Khatian No. :\* 3371 /

Enter Captcha\* 9 W C 6 7 7 cap

VIEW

(Live Data As On 04/03/2023,16:13:11) জে.এল নং (J.L.No.): 5 খানা (P.S.): রাজারহাট				
খতিয়ান নং (Khatian No):	3371			
রায়তের নাম (Owner Name):	রৌনক প্রপারটিস প্রা লি			
পিতা/স্বামী (Father/Husband):	ডিরেক্টর			
ঠিকানা (Address):	নিজ			
জমির পরিমাণ (TOTAL LAND):	0.16(একর/Acre)			
দাগের সংখ্যা (Total Plot):	1			
খতিয়ান তৈরির তারিখ (Khatian Creation Date):	09/02/2022			
অত্রস্থত্বের দাগের বিবরণ ও পরিমাণ:				
Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
568	শালি	0.3855	0.1600	Nil