

**KHILESH PRADHAN**  
B. COM. (H), FA, L.L.B, L.L.M.  
**ADVOCATE**  
**HIGH COURT CALCUTTA**

Mobile No. : 033 24323456, 8420048000  
e-mail : [npradhan1966@gmail.com](mailto:npradhan1966@gmail.com)  
Chamber : 'MANJIL APARTMENT'  
40 TENTULBERIA MAIN ROAD  
GARIA, KOLKATA 700084

Ref No. 005/RERA-BH/21022024

Date- 21/02/2024

**TO WHOM IT MAY CONCERN**

In respect of investigation of property mentioned in the Schedule below, my observations are as follows-

**OWNERS' DETAILS-** 1) **SANJAY MALHOTRA**, son of Late Pran Nath Malhotra, by Nationality- Indian, by Faith – Hindu, by Occupation- Business, residing at Shantiban Housing Complex, Block - Topor, Flat No. B/202, 7, Umakanta Sen Lane, P.O. Ghughudanga, P.S.-Chitpur, Kolkata- 700030, District- South 24 Parganas. 2) **SHUKLA MALHOTRA**, wife of Sanjay Malhotra, by Nationality- Indian, by Faith – Hindu, by Occupation- Business, residing at Shantiban Housing Complex, Block-Topor, Flat No - B/202, 7, Umakanta Sen Lane, P.O.- Ghughudanga, P.S.- Chitpur, Kolkata - 700030, District - South 24 Parganas, 3) **MADAN CHANDRA PRAMANIK**, son of Late Dashurathi Pramanik alias Dashu Pramanik, by Faith- Hindu, by Occupation- Cultivation, by Nationality-Indian, residing at Baikunthapur, P.O.-Dakshin Gobindapur P.S.-Baruipur, Kolkata-700145, District-South 24 Parganas

**DEVELOPER- M/S BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED**, the Company is incorporated under the Provision of Companies Act 2013, and its registered Office at Kabi Nazrul Sarani, C/o Khayrul Hassan Molla, Ward No. 17, within Baruipur Municipality, Post office & Police Station - Baruipur, District South 24 Parganas, Kolkata- 700144, West Bengal, represented by its directors, 1) **MD. KHAYRUL HASSAN MOLLA**, son of Late Abdul Khalil Molla alias Khalil Abdul Molla, by Faith- Muslim, by Occupation- Business, by Nationality- Indian, residing at Village - Beramara, Post Office– Beramara, Police Station - Magrahat, Pin-743609, District- South 24 Parganas, 2) **ABDUS SALIM GHARAMI**, son of Late Abdus Samad Gharami, by Faith- Muslim, by Occupation- Business, by Nationality-Indian, residing at Sajahan Road, Post Office & Police Station - Baruipur, Pin- 700144, District- South 24 Parganas, West Bengal

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**SCHEDULE OF PROPERTY**

**ALL THAT** piece and parcel of a plot of land measuring more or less 33 Decimal splitting into 3 decimal comprising in R.S. & L.R. Dag No. 256 under R.S. Khatian No. 600 corresponding to L.R. Khatian No. 1538, 2343 and 2344, and another area of land more or less 30 Decimal comprising in R.S. & L.R. Dag No. 257 under R.S Khatian Nos. 178 corresponding to L.R. Khatian Nos. 1538, 2343 and 2344, lying and situated at Mouza- Khasmallick, J.L. No. 35, R.S. No. 190, Touzi No. 250, District Sub-Registrar Office at Alipore, Additional District Sub - Registrar Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, District- South 24 Parganas, herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispens and attachments whatsoever, together with all sorts of easement rights over the Road/Common Passage and proportionate, and is possessing and enjoying the same without let and hindrances, free from all encumbrances together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas (South) Govt. of West Bengal. The aforesaid land is butted and bounded by:

**On the North :** Land of R.S. Dag No. 256 and 240

**On the South :** Land of R.S. Dag No. 256 and 258

**On the East :** Land of R.S. Dag No. 864

**On the West :** 60'-00" feet wide Road (Extended E.M. Bye Pass)

**OBSERVATION:-**

The owners are absolute owners of the aforesaid land and they have marketable title with respect to aforementioned property. The aforementioned land is 'Rayati' land and does not belong to 'Debottor' property or property of public interest and land owners are not 'Benamdar' of anyone else and there is no 'Barga'/any kind of Tenant/Illegal Occupier in the Scheduled Property. There is no litigation pending before court with respect to Scheduled Property within the vicinity of my



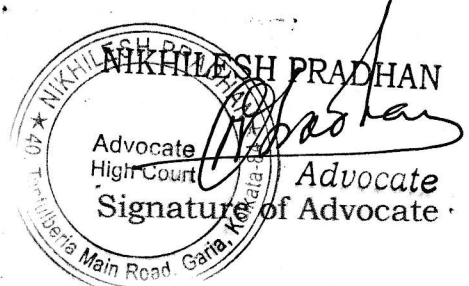
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searching [2013 to 2024] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 21/02/2024



Attachments of the report as follows, are part and parcel of this opinion-

- 1) Registry Office Search Receipt
- 2) Court Search Receipt

No. REGN BB 037086

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 4986

Date of application ..... 21/2/24

Search for the year (s) ..... 2011-24

4. Name of office to which the record to be searched or inspected relates ..... DRA Baruipur

5. Name of person or property to be searched ..... M - Khesh Mallikpur

3. Nature of document ..... CRD - 256, 257, 4K, Kh - 1588

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

8. From whom received ..... N. Pradhan

9. Fees paid under Article — 30/-

F (1) (i)



F (2) (ii)

F (2)





**HIGH COURT FORM NO. (M) 55 Civil / (H) 30 Criminal  
APPLICATION FOR INFORMATION**

No. of applicant	Name and residence of the applicant	Nature of information required	Date on which Information is to be ready	Signature of Officer receiving the application	Remarks
2	<p><b>NIKHILESH PRADHAN</b>                        Advocate</p>	<p>In the Court of Civil Judge (Junior/Senior)                      Division ..... <u>Barampura</u> ..... 1st</p>	4	5	6
<p>Whether any Title/ Money Suit has been filed against the property at Mouza <u>Khaymallick</u>, JL No. <u>35</u> comprising at <u>RS/LR</u> Dag No. <u>256, 257</u> under <u>RS/LR</u> Khatian No. <u>1538</u> ..... bearing Holding No. .... Ward No. ...., P.S. <u>Barampura</u> ....., District <u>South 24 Parganas</u> in the name of <u>Madan Chandra Pramanik</u> ..... wife <u>Dasha Pramanik</u> ..... from the year <u>2013</u> to <u>2024</u> .....</p>	<p>Received from    <u>NIKHILESH PRADHAN</u></p>	<p align="center"><u>19/2/24</u></p>	<p>No Such Title Suit / Money Suit / Title Exn. Money Exn. case appears to have been filed as per Office Register during the Year. <u>2013</u> to <u>19-2-24</u> till this day. <u>19/2/24</u></p>		

Received from

Director  
Abdus Salim Ghosami  
 Director



HIGH COURT FORM NO. (M) 55 Civil / (H) 30 Criminal  
APPLICATION FOR INFORMATION

Name and residence of the applicant 2	Nature of information required In the Court of Civil Judge (Junior/Senior) Division ..... Barunpur ..... 1st 3	Date on which Information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
<p>NIKHILESH PRADHAN</p> <p><i>(Signature)</i></p> <p>Advocate</p>	<p>Whether any Title/ Money Suit has been filed against the property at Mouza <u>Khaymallick</u>, JL No. <u>35</u>, comprising at RS/LR Dag No. <u>256, 257</u> under RS/LR Khatian No. <u>2343</u> ..... bearing Holding No. .... Ward No. <u>Barunpur</u>, District <u>24 Pgs(s)</u> in the name of <u>Shukta Malhotra</u> wife of <u>Sanjay Malhotra</u> from the year <u>2012</u> to <u>2024</u> .....</p>	<p><i>(Signature)</i></p> <p><i>(Stamp)</i></p>	<p>No Such Title Suit / Money Suit / Title Exn. Money Exn. case appears to have been filed as per Office Register during the year <u>2013</u> to <u>2024</u> till this day.</p> <p><i>(Signature)</i></p>	




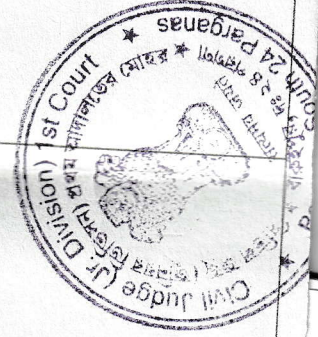
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NIKHILESH PRADHAN

ABHAYAN CONSTRUCTION PRIVATE LTD.  
Director  
Abhis, Salim Gharami  
Director



## HIGH COURT FORM NO. (M) 55 Civil / (H) 30 Criminal APPLICATION FOR INFORMATION

No. of application	Name and residence of the applicant	Nature of information required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks
2	<p><b>NIKHILESH PRADHAN</b></p>  Advocate	<p>In the Court of Civil Judge (Junior/Senior)</p> <p>Division <u>Barni Puz</u> 1st.</p> <p>Whether any Title/ Money Suit has been filed against the property at Mouza <u>Khasmallick</u>, JL No. <u>35</u>, comprising at RS/LR Dag No. <u>256, 257</u> under RS/LR Khatian No. <u>2344</u> bearing Holding No. .... Ward No. .... P.S. <u>Barni Puz</u>, District <u>Sansar Malhotra</u> in the name of <u>Late Pran Nath Malhotra</u>, Son of <u>the year 2013 to 2024</u>.</p>	4	5	6
			19/2/24		<p>No Such Title Suit / Money Suit / Title Exn. Money Exn. case appears to have been filed as per Office Register during the Year <u>2013</u> to <u>2024</u> till this day.</p> <p style="text-align: right; color: red;">19/2/24</p>

Received from

Abdus Salam Ghadami  
Director

