

MAYANK KAKRANIA

ADVOCATE

10, OLD POST OFFICE STREET
1ST FLOOR, ROOM NO. 34A, KOLKATA - 700 001
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REPORT ON TITLE

Re: **ALL THAT** the piece and parcel of land in R. S. Dag Nos. 1186, 1187, 1188 and 1189, L. R. Dag Nos. 1758, 1759, 1760 and 1761, in Mouza Sripur Bagherghole, J. L. No. 59, Holding No. 272, Sripur Bagherghole "A", Pargana-Magura, Touzi No-1, P. S. & A.D.S.R. Sonarpur, under Rajpur Sonarpur Municipal Ward No. 33, District South 24 Parganas, ("**SAID PROPERTY**").

Owners: (1) **Aswini Sales Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (2) **Champion Suppliers Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (3) **Conception Commercial Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (4) **Diagram Sales Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (5) **Durgamata Vintrade Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (6) **Highlight Commercial Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (7) **Khaitan Land Ltd.** (previously known as Pioneer Township Ltd.), a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (8) **Limestone Sales Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (9) **Meridian Vintrade Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (10) **Pioneer Marbles & Interiors Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (11) **Pioneer Online Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (12) **Prudent Infrarealty Pvt. Ltd.** (previously known as Prudent Projects Pvt. Ltd.), a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (13) **Rameshwar Sales Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (14) **Ravindra Khaitan (H.U.F.)**, a Hindu Undivided Family represented by its Karta Sri Ravindra Khaitan having its office at 10A, Rawdon

Contd. . .



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Street, 1st Floor, Kolkata-700017, (15) **Recreate Traders Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (16) **Saptarshi Tradelink Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (17) **Seabird Barter Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017, (18) **Seabird Dealers Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017 and (19) **Wrinkle Tracom Pvt. Ltd.**, a private limited company having its registered office at 10A, Rawdon Street, 1st Floor, Kolkata-700017.

I have caused necessary searches with regard to any encumbrances in respect of the said property, in Index II, in the Office of the Additional Registrar of Assurances - I, Kolkata, from the year 2002 till the year 2014. A Xerox copy each of the relevant receipts issued by the Office of the Additional Registrar of Assurances - I, Kolkata, are annexed hereto.

I have also caused necessary searches with regard to any encumbrances in respect of the said property, in Index II, in the Offices of the District Sub-Registrar, Alipore and the Additional District Sub-Registrar, Sonarpur, from the year 2003 till the year 2014. A Xerox copy each of the relevant receipts issued by the Offices of the 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.

M. K. Kakrania
Advocate
23.7.15