

Dated: August 23rd, 2016

To

Luminous Developers LLP

6A, Elgin Road

Kolkata – 700 020

Re: Report upon perusal of documents of Title in respect of the land being amalgamated Premises No. **14 Maheshwartala Road**, Police Station – Tangra, Kolkata – 700046, West Bengal, measuring 1 Bigha, 4 Cottah, 9 Chittack and 5 sqft more or less (“**SAID PROPERTY**”).



A. DOCUMENT SUPPLIED

1. Mutation Certificate dated 21/03/2016 (Case No. O/058/14-JAN-16/95331) in favour of Luminous Developers LLP for Premises No. 14, Matheswartola Road, Kolkata - 700046.
2. No-Objection Certificate dated 05/04/2016 from Office of the Competent Authority under the Urban (Ceiling and Regulation) Act, 1976 to Luminous Developers LLP regarding Premises No. 14, Matheswartola Road
3. Letter to S. Das Ray & Associates from Asst. Assessor Collector(s) dated 18/11/2015 requesting representative of Luminous Developers LLP to submit an affidavit sworn before the First Class Magistrate for deletion of factory and as well as tank.
4. Certificate of Conversion of Luminous Developers Pvt. Ltd. to Luminous Developers LLP
5. Sale Certificate No. 02946 dated 09/03/2013
6. Conveyance Deed No. 01154 dated 12/02/2015
7. Index Searching for Premises 14/1, Matheshwartola Road



8. Application for Information in the Court of 2nd Civil Judge (Junior) Division at Sealdah regarding Kaycee Trading Company and M/S Luminous Developers Pvt. Ltd.
9. Letter from Timir Das c/o S. Nath & Co. to The State Public Information Officer for information under S.6 of Right to Information Act, 2005 regarding Premises No. 14/1, Maheswartala Road
10. Letter from Ayan Kumar Debnath c/o S. Nath & Co. to The State Public Information Officer for information under S.6 of Right to Information Act, 2005 regarding Premises No. 14/1, Maheswartala Road
11. No Outstanding Certificate to Luminous Developers LLP
12. Letter from Timir Das c/o S. Nath & Co. to The A.P.I.O, Kolkata Thika Tenancy for information under S.6 of Right to Information Act, 2005 regarding Premises No. 14/1, Maheswartala Road
13. Letter from Timir Das dated 05/02/2016 from the Office of Sheriff Calcutta High Court on attachment.
14. Letter from Tapan Sarkar c/o S. Nath & Co. to The Public Information Officer for information under S.6 of Right to



Information Act, 2005 regarding Premises No. 14/1, Maheswartala Road

15. Receipt dated 09/02/2016 for Fees paid to Ministry of Corporate Affairs
16. Search Report of S. Nath & Company dated 14/03/2016

B. FINDINGS

On perusal and after going through the documents (as stated above) relating to the right, title and/or interest of Luminous Developers LLP in respect of the Said Property, I give my findings in a tabular form which is as follows: -

Date	Nature of Documents	Area and Property Details	1 st Party	2 nd Party
09/03/2012	Sale Certificate	16 Cottahs 5 Chittacks 5 sq. ft. of Premises No. 14, Tangra Road South	M/S Allahabad Bank	M/S Luminous Developers Pvt. Ltd.



12/02/2015	Conveyance Deed	8 Cottahs, 4 Chittacks of Premises No. 14/1, Matheswartala Road	Kaycee Trading Company represented by 1) Mr. Kulnath Kapur, 2) Mr. Vishal Kapur, 3) Mr. Raghav Kapur	M/S Luminous Developers Pvt. Ltd.
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- 1) By a sale certificate dated 09/03/2013 which was registered in the office of District Sub registrar III, Alipore, 24 Parganas South in Book No 1, CD Volume No 6, Pages from 4238 to 4246 being deed No. 02946 for the year 2013, Allahabad Bank all that the land measuring 16 cottahs 5 chittack and 5 sq.ft. together with structures thereon being premises No. 14, Tangra Road (South) to



one Luminous Developers (P) Ltd and thus the said company became the sole and absolute owner thereof.

- 2) By a deed of conveyance dated 12/02/2015, registered in the office of District Sub registrar III, Alipore, 24 Parganas South in Book No 1, CD Volume No 3, Pages from 3819 to 3840 being deed No. 01154 for the year 2015, one Kaycee Trading Company, a registered partnership firm represented by its partners 1) Mr. Kulnath Kapur, 2) Mr. Vishal Kapur and 3) Mr Raghav Kapur sold to Luminous Developers (P) Ltd all that the property measuring 8 cottahs, 4 chittacks be the same a little more or less together with structures thereon being premises No. 14/1 South Tangra Road, Kolkata and thus the said Luminous Developers (P) Ltd became the sole and absolute owner thereof.
- 3) The said Premises No. 14, Tangra Road (South), Kolkata and Tangra Road (South), Kolkata were subsequently amalgamated into one Municipal Premises being No. 14, Matheswartala Road, Kolkata - 700 046.
- 4) The present owner of the above Said Property is Luminous Developeops LLP (formerly M/S Luminous Developers Pvt. Ltd.)



5) I have caused searches regarding the above Said Property through S. Nath & Company who have found no adverse entry with respect to the Said Property during such searches to the detriment to Luminous Developers LLP.

C. OPINION:

On perusal of the above documents, I, opine that **LUMINOUS DEVELOPERS LLP** is holding a good and marketable title to the Said Property.

D. DISCLAIMER:

The scope of my report is limited by the following general parameters;

- A. I have assumed that the copies of the documents provided to me;
- i. bear the genuine signatures. dates, stamps, seals and other markings;
 - ii. are the only documents available with the client, as aforesaid, relating to the Said Property;



- iii. have not been superseded by any other document not made available to me for whatever reason;
 - iv. are authentic and the authenticity of all copies of documents/information provided to me and the original documents are in conformity of such copies or extracts submitted to me.
- B. I have only relied upon these documents provided to me by my client, abovenamed, and this Report has been solely based on those documents and the searches caused to be conducted by me.
- C. have not done any physical verification or have not visited the Said Property.
- D. I have taken due care for preparation of this report, however, I shall not be responsible or in any way be held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report as all such statements are made relying only upon the contents of the documents supplied to me.



E. This report is addressed to and is solely for the benefit of my Client as aforesaid and no other person shall, except with my consent, rely on this report or any part thereof. I shall not be in any manner (if a third party relies on this Report with or without my consent), be responsible to such Third Party (ies).

Yours faithfully,



(C.P. Kakarania)

Advocate

Enrolment No – WB/572/1987

Encl: Original/copies of the above mentioned documents (16 documents)