

# **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@vsnl.com**

**mkakrania@gmail.com**

**REPORT ON TITLE**

**Re: ALL THAT** the message, tenement, or dwelling house **TOGETHER WITH** the piece or parcel of land containing an area of 33 (thirty three) cottahs 7 (seven) chittacks and 25 (twenty five) sq. ft., equivalent to 2240 sq. mt./24102.40 sq. ft., be the same a little more or less, whereon or on part whereof the same is erected and built being municipal premises No. 2, Janaki Shah Road, Police Station Hastings, Kolkata – 700 022, (“**SAID PROPERTY**”).

**Owners:** 1) M/S KRYPTON AGENCIES PRIVATE LIMITED, 2) M/S TASU ESTATE PRIVATE LIMITED, 3) M/S SYNCOX TRADERS PRIVATE LIMITED, 4) M/S CORONATION COMMERCE PRIVATE LIMITED, 5) M/S PANCHANAN MERCANTILE PRIVATE LIMITED, 6) M/S SWEET HOME PROJECTS PRIVATE LIMITED, 7) M/S TRILOK COMMERCIAL PRIVATE LIMITED, 8) M/S MULTITECH MERCHANDISE PRIVATE LIMITED, 9) M/S SATI DEVELOPMENT PRIVATE LIMITED and 10) M/S JIWAN GOURI PROPERTIES PRIVATE LIMITED, all private limited companies incorporated and registered under the Companies Act, 1956, (as amended up to date) and all at present having their respective registered offices at No. 7B, Pretoria Street (now known as Dr. Harendra Coomar Mukherjee Sarani), Kolkata - 700 071.

**Client:** M/S PRUDENT COMMOMDEAL PRIVATE LIMITED, a private limited company incorporated and registered under the Companies Act, 1956, (as amended up to date) and at present having its registered office at No. 10A Rawdon Street, Kolkata - 700 017.

I was forwarded by the client photo copies of the following deeds for my perusal, necessary advice and to ascertain the marketable title of the said property, with instructions to cause necessary searches in the office of the Registrar concerned and furnish a Report on Title thereon. The above deeds were perused by me and the same were found to be in order. The details of the said deeds are as follows:



Contd. . .

# 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@vsnl.com  
mkakrania@gmail.com

Date	Vendor	Purchaser	Deed No.	Share (undivided)
15.01.99	Ratan Mala Jain	Krypton Agencies Pvt. Ltd.	1338	1/32
15.01.99	Ratan Mala Jain	Coronation Commerce Pvt. Ltd.	1339	1/32
15.01.99	Ratan Mala Jain	Syncox Traders Pvt. Ltd.	1340	1/32
15.01.99	Ratan Mala Jain	Trilok Commercial Pvt. Ltd.	1341	1/32
15.01.99	Ratan Mala Jain	Panchanan Mercantile Pvt. Ltd.	1342	1/32
15.01.99	Ratan Mala Jain	Multitech Merchandise Pvt. Ltd.	1343	1/32
15.01.99	Ratan Mala Jain	Tasu Estate Pvt. Ltd.	1378	1/32
15.01.99	Ratan Mala Jain	Sweet Home Projects Pvt. Ltd.	1379	1/32
15.01.99	Sushila Devi Jain	Trilok Commercial Pvt. Ltd.	1354	1/32
15.01.99	Sushila Devi Jain	Tasu Estate Pvt. Ltd.	1355	1/32
15.01.99	Sushila Devi Jain	Multitech Merchandise Pvt. Ltd.	1356	1/32
15.01.99	Sushila Devi Jain	Syncox Traders Pvt. Ltd.	1357	1/32

Contd...



# 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@vsnl.com

mkakrania@gmail.com

15.01.99	Sushila Devi Jain	Krypton Agencies Pvt. Ltd.	1396	1/32
15.01.99	Sushila Devi Jain	Sweet Home Projects Pvt. Ltd.	1397	1/32
15.01.99	Sushila Devi Jain	Panchanan Mercantile Pvt. Ltd.	1398	1/32
15.01.99	Sushila Devi Jain	Coronation Commerce Pvt. Ltd.	1399	1/32
15.01.99	Kailashwati Jain	Krypton Agencies Pvt. Ltd.	1372	1/32
15.01.99	Kailashwati Jain	Tasu Estate Pvt. Ltd.	1373	1/32
15.01.99	Kailashwati Jain	Syncox Traders Pvt. Ltd.	1374	1/32
15.01.99	Kailashwati Jain	Coronation Commerce Pvt. Ltd.	1375	1/32
15.01.99	Kailashwati Jain	Panchanan Mercantile Pvt. Ltd.	1376	1/32
15.01.99	Kailashwati Jain	Sweet Home Projects Pvt. Ltd.	1377	1/32
15.01.99	Kailashwati Jain	Trilok Commercial Pvt. Ltd.	1400	1/32
15.01.99	Kailashwati Jain	Multitech Merchandise Pvt. Ltd.	1401	1/32

Contd...

*Maha*

## 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@vsnl.com  
mkakrania@gmail.com

15.01.99	Ram Kali Jain	Syncox Traders Pvt. Ltd.	1370	1/32
15.01.99	Ram Kali Jain	Trilok Commercial Pvt. Ltd.	1371	1/32
15.01.99	Ram Kali Jain	Krypton Agencies Pvt. Ltd.	1390	1/32
15.01.99	Ram Kali Jain	Coronation Commerce Pvt. Ltd.	1391	1/32
15.01.99	Ram Kali Jain	Tasu Estate Pvt. Ltd.	1392	1/32
15.01.99	Ram Kali Jain	Sweet Home Projects Pvt. Ltd.	1393	1/32
15.01.99	Ram Kali Jain	Multitech Merchandise Pvt. Ltd.	1394	1/32
15.01.99	Ram Kali Jain	Panchanan Mercantile Pvt. Ltd.	1395	1/32

08.01.96	Hiranmay Shaw	Sati Development Pvt. Ltd.	93	5%
29.07.95	Parimal Shaw	Jiwan Gouri Properties Pvt. Ltd.	3800	5%
29.07.95	Sunil Kumar Shaw	Jiwan Gouri Properties Pvt. Ltd.	3801	10%
29.07.95	Sunil Kumar Shaw	Sati Development Pvt. Ltd.	3802	10%

Contd. . .

*Munha*

## **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@vsnl.com**

**mkakrania@gmail.com**

23.11.95	Salil Kumar Shaw	Sati Development Pvt. Ltd.	4067	10%
23.11.95	Deb Kumar Shaw	Sati Development Pvt. Ltd.	4068	10%
23.11.95	Deb Kumar Shaw	Jiwan Gouri Properties Pvt. Ltd.	4069	10%
23.11.95	Rabin Kumar Shaw	Jiwan Gouri Properties Pvt. Ltd.	4070	10%
23.11.95	Salil Kumar Shaw	Jiwan Gouri Properties Pvt. Ltd.	4071	10%
23.11.95	Rabin Kumar Shaw	Sati Development Pvt. Ltd.	4072	10%
15.01.99	Ratan Mala Jain	Sati Development Pvt. Ltd.	1791	5%
15.01.99	Ratan Mala Jain	Jiwan Gouri Properties Pvt. Ltd.	1792	5%

As per client's instructions, 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 II, Kolkata, from the year 1986 till the year 2018 (up to date). A Xerox copy of the relevant receipt issued by the office of the Registrar concerned, is annexed hereto.



Contd. . .

# **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@vsnl.com  
mkakrania@gmail.com**

Upon causing the aforesaid searches, no entry other than the relevant ones, of which the client and I are aware, was found in the Office of the Additional Registrar of Assurances, II, Kolkata, in respect of the said property, the marketable title of which is being investigated.

Hence, from the above and on the basis of the copies of the deeds provided to me, 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.

  
21.11.18  
**Mayank Kakrania**  
Advocate

No. REGN U - 753344

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 17844

Date of application..... 18-2-15

3. Search for the year(s)..... 1986-15

4. Name of office to which the record to be searched or inspected relates..... A. C. B.

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

6. Nature of document..... Sale

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... P-2, Janki Saha Road  
P.S. - H. S. T. ng

8. From whom received..... H. D. Sarkar

9. Fees paid under Article—

F (1) (i) 301

F (1) (ii)

F (2)

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

Government of West Bengal  
Office of the KOLKATA (A.R.A. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-11-2018

Serial No of Application	1902016366/2018	Search No	1902016366/2018
Search for the Years	From 2015 To 2018	Record Available	From 10/11/2008 onwards
Property to be Searched	District: Kolkata, PS: Hastings, Premises: 2, Road: Janki Saha Road		
From whom Received	Mr S Arukia		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	

Search Result: No Record Found

( Mr Tushar Kanti Mandal )  
A.R.A. - II KOLKATA  
OFFICE OF THE A.R.A. - II KOLKATA

