

# **TITLE REPORT**



**Municipal Premises No. 73, Diamond Harbour Road, Kolkata-700104  
District South 24 Parganas**

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> Floor  
Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata-700001



**SAHA & RAY**  
Advocates

**Messenger**

SR/JC/28/13/177

27<sup>th</sup> May, 2017

Messieurs Lawrence Chemical & Engineering Co. Private Ltd.  
Room No. 503, Shantiniketan  
8, Camac Street  
Kolkata-700017

**Attention: Mr. Raj Gopal Pasari**

Sir,

**Re: Municipal Premises No. 73, Diamond Harbour Road- Delivery  
of Title Report**

1. Please find enclosed the Title Report in respect of the Captioned Property.
2. **This is a valuable document and should be kept carefully at your safe custody.**
3. Please acknowledge receipt.

Yours faithfully,  
For **Saha & Ray**

*Duttasoam Bhattacharyya*  
Duttasoam Bhattacharyya

Associate  
Enclosure

3A/1, 3rd floor, Hastings Chambers, 7C Kiran Shankar Roy Road, Kolkata 700 001, India  
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Associates (India): New Delhi, Mumbai, Chennai, Bangalore, Hyderabad, Durgapur, Jaipur, Shillong, Guwahati, Varanasi  
China Branch: 8/F Shenzhen International Culture Building, 3039 Shennan Road Central, Shenzhen 518 033, PRC



## Title Report

Under instructions and on behalf of our Client, **Messieurs Rajat Projects Private Limited**, we have caused searches to be made in respect of the Said Property (defined below). The details of searches and our certification on the basis thereof, is given below.

### 1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 87 (eighty seven) *cottah* and 5 (five) *chittack*, more or less, **together with** RT sheds and structures measuring 5000 (five thousand) square feet erected thereon, situate, lying at and being Municipal Premises No. 73, Diamond Harbour Road, Post Office Behala, Kolkata-700104, Police Station Thakurpukur (formerly Behala), within the jurisdiction of Ward No. 144 of Kolkata Municipal Corporation (KMC), comprised in L.R. *Dag* Nos. 649, 650, 650/997, 650/998, 651, 652, 653 and 654, recorded in L.R. *Khatian* No. 2605 (formerly R.S. *Khatian* Nos. 183, 198, 187, 83, 446 and 95) *Mouza* Joka, J.L. No. 21, Sub-Registration District Behala, District South 24 Parganas, more fully described in the **Schedule** below.

1.1.2 **Owner** shall mean **Rajat Gateway Private Limited** (previously known as **Lawrence Chemical & Engineering Co. Private Limited**), a company governed by the provisions of Companies Act, 2013, having its registered office at 8, Camac Street, Post Office Circus Avenue, Kolkata-700017, Police Station Shakespeare Sarani.

### 2. Production of Documents of Title

2.1 Inspection of original documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.

### 3. Offices Where Searches Have Been Conducted

#### 3.1 Registration Offices

##### Index-II

- From 2002 to 2017 in respect of Municipal Premises No. 73, Diamond Harbour Road, Kolkata-700104.
- From 1974 to 2017 in respect of R.S./L.R. *Dag* Nos. 650, 650/998, 651, 653, 652, 649, 650/997 and 654, L.R. *Khatian* No. 2605 (formerly R.S. *Khatian* Nos. 183, 198, 187, 83, 446 and 95), *Mouza* Joka, J.L. No.21, Police Station Thakurpukur (formerly Behala), District South 24 Parganas.

3.1.1 Registrar of Assurances, Kolkata

3.1.2 District Registrar, Alipore

3.1.3 Sub-Registrar, Behala

In view of Index-II for certain years at the concerned registration offices being torn or damaged, searches for those years could not be made. However, the Owner has represented that no document in respect of the Said Property has been registered either by the Owner or by its predecessors-in-title during such period in respect of the Said Property.

For results/analysis of searches, please refer to details of **Annexure B** hereto.

#### 3.2 Courts

- From 2005 to 2014 in the name of Lawrence Chemical & Engineering Co. Private Limited.
- From 2014 to 2017 in the name of Rajat Gateway Private Limited.

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3.2.1 7<sup>th</sup> Civil Judge, Senior Division, Alipore, South 24 Parganas for Title Suit, Money Suit, Title Execution and Money Execution

3.2.2 5<sup>th</sup> Civil Judge, Junior Division, Alipore, South 24 Parganas for Title Suit, Money Suit, Title Execution and Money Execution

We have caused to be made necessary searches for last 12 years as to whether any Title Suit, Title Execution Case, Money Suit or Money Execution Case in the concerned courts has been filed against the Owner. No such Title Suit, Title Execution Case, Money Suit or Money Execution Case appears to have been filed as per the Certificates issued by the concerned Court Officers.

For results/analysis of searches, please refer to details of **Annexure C** hereto.

3.3 **Block Land And Land Reforms Officer, Thakurpukur-Maheshtala, South 24 Parganas**

3.3.1 Records of the office of the Block Land and Land Reforms Officer, Thakurpukur-Maheshtala, South 24 Parganas

For results/analysis of searches conducted in the above office, please refer to details of **Annexure D** hereto.

#### 4. Title

4.1 **Ownership of Lawrence Chemical & Engineering Co. Private Limited:** By a Deed of Conveyance dated 12<sup>th</sup> July, 2002 (**Said Deed**), registered in the Office of the Additional Registrar of Assurances I, Calcutta, in Book No. I, Volume No. 1, at Pages 1 to 32, being Deed No. 5041 for the year 2002, Excel Frits & Colours Limited (formerly known as Ferro Coatings & Colours Limited) sold, conveyed and transferred the entirety of the Said Property to the Owner herein namely Lawrence Chemical & Engineering Co. Private Limited (presently known as Rajat Gateway Private Limited), free from all encumbrances. Thus, Lawrence Chemical & Engineering Co. Private Limited (presently known as Rajat Gateway Private Limited), became the sole and absolute owner of the Said Property.

4.2 **Loss of Said Deed:** Inadvertently the original of the Said Deed along with other documents with regard to the Said Property got misplaced by one of the employee of the Owner.

4.3 **General Diary & Paper Publication:** The Owner herein, for the above loss of original of the Said Deed and the other documents lodged a report with Bhowanipore Police Station which was registered as G.D.E. No. 1487 dated 15<sup>th</sup> July, 2009. In this regard Lawrence Chemical & Engineering Co. Private Limited (presently known as Rajat Gateway Private Limited) had also issued Public Notices in The Telegraph and Ananda Bazar Patrika, but no claim or objection were raised against the Said Property or the Said Deed or with regard to the other documents.

4.4 **Deed of Declaration:** By a Deed of Declaration dated 4<sup>th</sup> November, 2009, registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. IV, CD Volume No. 5, at Pages 542 to 554, being No. 01832 for the year 2009, Lawrence Chemical & Engineering Co. Private Limited (presently known as Rajat Gateway Private Limited) made a declaration with regard to the loss of the Said Deed and other documents with regard to the Said Property.

4.5 **Change of Name:** The name of Lawrence Chemical & Engineering Co. Private Limited has been changed from Lawrence Chemical & Engineering Co. Private Limited to Rajat Gateway Private Limited on 17<sup>th</sup> January, 2014 and it has been recorded in the Fresh Certificate of Incorporation issued by the Registrar of Companies.

4.6 **Mutation:** The Owner herein further got its name mutated in the records of the KMC and Block Land and Land Reforms Officer, Thakurpukur-Maheshtala, South 24

*A. I. Ray*



Parganas under Assessee No. 711440400715 and under L.R. *Khatian* No. 2605, respectively, and is paying the taxes/*khaznas* regularly.

- 4.7 **Absolute Ownership of the Said Property:** In the abovementioned circumstances, the Owner became the sole and absolute owner of the Said Property.

5. **Conclusion**

- 5.1 The searches undertaken by us have not disclosed any encumbrances affecting the Said Property as per the records available with the concerned registration offices or the other concerned departments.
- 5.2 We would however mention that the searches undertaken by us relates to encumbrance and attachment created by any act of party and do not extend to the charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 5.3 Some of the searches done were incomplete due to non-availability of records as mentioned in the **Annexures** hereto.
- 5.4 **Subject To** our observations aforesaid, we are of the opinion that the present Owner has marketable title to the Said Property.

**Schedule**  
**(Said Property)**

Land measuring 87 (eighty seven) *cottah* and 5 (five) *chittack*, more or less, **together with RT sheds and structures** measuring 5000 (five thousand) square feet erected thereon, situate, lying at and being Municipal Premises No. 73, Diamond Harbour Road, Post Office Behala, Kolkata-700104, Police Station Thakurpukur (formerly Behala), within the jurisdiction of Ward No. 144 of Kolkata Municipal Corporation (KMC), comprised in L.R. *Dag* Nos. 649, 650, 650/997, 650/998, 651, 652, 653 and 654, recorded in L.R. *Khatian* No. 2605 (formerly R.S. *Khatian* Nos. 183, 198, 187, 83, 446 and 95), *Mouza* Joka, J.L. No. 21, Sub-Registration District Behala, District South 24 Parganas and butted and bounded as follows:

- On the North** : By Embankment Road
- On the East** : By Narayani Studios
- On the South** : By Indian Institute of Management and vacant plot
- On the West** : By Diamond Harbour Road

**Dated This 22<sup>nd</sup> Day Of May, 2017**

*Saha & Ray*



**Annexure A**  
**(Documents Produced)**

Sl. No.	Nature, Date and Registration Particulars of Document	Parties	Purport of Document	Status
A1	Deed of Conveyance dated 12 <sup>th</sup> July, 2002, registered in the Office of the Additional Registrar of Assurances I, Calcutta, in Book No. I, Volume No. 1, at Pages 1 to 32, being Deed No. 5041 for the year 2002	Excel Frits & Colours Limited ... <b>Vendor</b>  Lawrence Chemical & Engineering Co. Private Limited ... <b>Purchaser</b>	Excel Frits & Colours Limited sold, conveyed and transferred the Said Property to the Owner.	Photocopy of the Certified Copy of the Conveyance.
A2	L.R. Record of Rights ( <i>Parcha</i> )	Lawrence Chemical & Engineering Co. Private Limited	Lawrence Chemical & Engineering Co. Private Limited got its name mutated under L.R. <i>Mhatian</i> No. 2605	Photocopy
A3	G.D.E. No. 1487 dated 15 <sup>th</sup> July, 2009 of Bhowanipore Police Station	Lawrence Chemical & Engineering Co. Private Limited ... <b>Complainant</b>	G.D.E. on Loss of the original of the Said Deed and other original of the documents with regard to the Said Property	Photocopy
A4	Deed of Declaration dated 4 <sup>th</sup> November, 2009, registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. IV, CD Volume No. 5, at Pages 542 to 554, being No. 01832 for the year 2009	Lawrence Chemical & Engineering Co. Private Limited ... <b>Declarant</b>	Declaration by the Owner on loss of the original of the Said Deed and other original of the documents with regard to the Said Property	Photocopy
A5	Certificate of Incorporation dated 17 <sup>th</sup> January, 2014 issued by the Registrar of Companies	Lawrence Chemical & Engineering Co. Private Limited	Change of name of the Owner from Lawrence Chemical & Engineering Co. Private Limited to Rajat Gateway Private Limited	Photocopy
A6	Letter dated 2 <sup>nd</sup> February, 2015 issued by Manager (Tax & Non-Tax Revenue) Joka I & II, Kolkata Municipal Corporation, in confirmation of the mutation	Rajat Gateway Private Limited (previously known as Lawrence Chemical & Engineering Co. Private Limited)	Rajat Gateway Private Limited (previously known as Lawrence Chemical & Engineering Co. Private Limited) got its name mutated under Assessee No. 711440400715	Photocopy

*Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A6.*



**Annexure B**  
(Details of Registration Offices Searches)

**Index-II**

Municipal Premises No. 73, Diamond Harbour Road, Kolkata-700104, Police Station Thakurpukur (formerly Behala)

Offices Searched	Period	Documents Found	Receipt No.	Remarks
Registrar of Assurances, Kolkata	2002 to 2017	Deed of Gift Book No.I, Volume No. 1901-2013, Pages 235-242, Deed No. 08691/2013  Deed of Release Book No I, Deed No. 06261/2011	19010053 46/2016	Entries are related to the Said Property but without prejudice to the title of the Owner to the Said Property.
District Registrar, Alipore	2002 to 2017	None	S308911	Indices from the years 2002 to 2004 are torn.
Sub-Registrar, Alipore	2002 to 2017	None	S308911	Indices from the years 2002 to 2004 are torn.

**Index-II**

L.R. Dag Nos. 649, 650, 650/997, 650/998, 651, 652, 653 and 654, recorded in L.R. Khatian No. 2605 (formerly R.S. Khatian Nos. 183, 198, 187, 83, 446 and 95), Mouza Joka, J.L. No. 21, Police Station Thakurpukur (formerly Behala), Sub-Registration District Behala, District South 24 Parganas

Offices Searched	Period	Documents Found	Receipt No.	Remarks
Registrar of Assurances, Kolkata	1974 to 2017	Deed of Sale, Book No. I, Deed No. 04487/2010  Deed of Sale Book No. I, Deed No. 07596/2010	S791727  19010053 47/2016	Indices from the years 1974 to 1977 and for the year 1995 are damaged and Indices for the year 2002 to 2004 were not supplied  Entries are not related to the Said Property.
District Registrar, Alipore, South 24 Parganas	1974 to 2017	Deed Nos. 6502/2010, 6503/2010, 6504/2010 and 8049/2010	S308910 S131294	Indices from the year 1974 to 1986 and 1995 are torn and Indices for the year 2002 to 2004 were not supplied.
Sub-Registrar, Behala, South 24 Parganas	1974 to 2017	None	S308910 S131294	Indices from the year 1974 to 1980 and 2002 to 2004 are torn and Indices for the year 2002 to 2004 were not supplied.

*Note: Originals of all Search Reports and Receipts are enclosed, collectively marked Annexure B1.*



**Annexure C**  
**(Details of Court Searches)**

**Lawrence Chemical & Engineering Co. Private Limited**

Courts Searched	Period	Case Found	Receipt No.	Remarks
5 <sup>th</sup> Civil Judge, Junior Division, Alipore:	2005-2014			
Title Suit Money Suit Title Execution Money Execution		None None None None	--	--
7 <sup>th</sup> Civil Judge, Senior Division, Alipore:	2005-2014			
Title Suit Money Suit Title Execution Money Execution		None None None None	--	--

**Rajat Gateway Private Limited**

Courts Searched	Period	Case Found	Receipt No.	Remarks
5 <sup>th</sup> Civil Judge, Junior Division, Alipore:	2014-2017			
Title Suit Money Suit Title Execution Money Execution		None None None None	--	--
7 <sup>th</sup> Civil Judge, Senior Division, Alipore:	2014-2017			
Title Suit Money Suit Title Execution Money Execution		None None None None	--	--

*Note: Originals of all Certificates and Search Reports of 5<sup>th</sup> Civil Judge, Junior Division, Alipore, and 7<sup>th</sup> Civil Judge, Senior Division, Alipore are enclosed, collectively marked Annexure C1.*



**Annexure D**

**(Details of Block Land and Land Reforms Officer, Thakurpukur Maheshtala Searches)**

From the records maintained at the Office of the Block Land And Land Reform Officer, Thakurpukur Maheshtala, it appears that Lawrence Chemical & Engineering Co. Private Limited is the recorded owner of the Said Property.

**Note:** Original Search Report of the L.R. Information is enclosed, marked Annexure DI.







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Registrar of Accidents  
Baltimore

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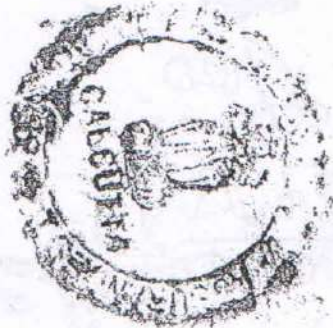


35512

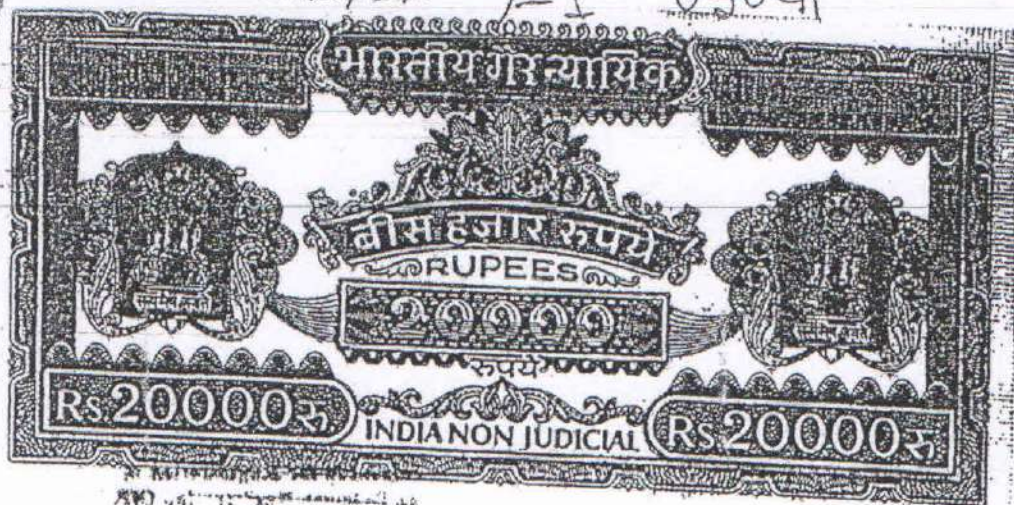
03 AUG 2009

No. .... Date.....  
Sold to.....  
Address.....  
Rs. (0)..... N.P. ....

L. S. VENDOR  
HIGH COURT, CAL.







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52,39,250-  
52,39,250-  
57,62,9  
38,41,2  
217

Netaji Subhas Road (Kolkata)  
Stamp No 238152 and 238156 dt 26.7.02 respectively  
of Rs. 4000/- and 4000/-  
\*Stamp duty rate is 5%

02CC 233572

Deficit 'A' fees Rs 19217  
received by Case No

Supervisor  
Receipt No

Registrar of Assurances  
Calcutta

under the Indian Stamp Act, 1899  
is also as sanctioned by W. Bengal  
Stamp Department Govt. of India  
Schedule II No. 23,54  
and held as valid

THIS INDENTURE made this 12th day of July Two

Thousand and Two BETWEEN EXCEL FRITS & COLOURS LIMITED  
formerly known as M/s. Ferro Coatings & Colours Limited a Company  
incorporated under the Companies Act, 1956 having its registered office at  
P.O. Joka, 24-Parganas (South), hereinafter called the "VENDOR" (which  
expression shall unless excluded by or there be something repugnant to  
the subject or context be deemed to mean and include its successor or

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28503

38503



12053

Lawrence chemicals  
& Engineering Co. Pvt. Ltd.  
8, A.J.C. Bose Rd.  
Grd Floor, Kol-17

9/7/02

8 @ 160000  
3 @ 150000  
1,75,000



presented for Registration at  
the Calcutta Registration Office  
on the 12th day of July 2002  
Girdhar Gopal marda  
one of the exes

*[Signature]*  
Registrar of Assurances  
Calcutta 12.7.02

Girdhar Gopal marda

FOR LAWRENCE CHEMICALS & ENGINEERING CO. PVT. LTD.

Girdhar Gopal marda

FOR EXCEL FRITS & COLOURS LIMITED

*[Signature]*

G. M. AGARWAL  
M.S. Director & Chairman

Identified by me

Adv. H. C. Gauda  
Associate  
High Court Calcutta

*[Signature]*  
Girdhar Gopal marda as  
Director for Lawrence chemicals  
& Engineering Co. PVT. LTD. & 8,  
A.J.C. Bose Rd, ground floor,  
Kol-17. G. M. Agarwal as mg.  
Director & President for Excel  
Frits & Colours LTD. & P.O.  
Joka, 24 Pgs (South)

*[Signature]*  
Aditya goradia  
Advocate High Court  
Calcutta

*[Signature]*  
Registrar of Assurances  
Calcutta 12.7.02





02CC 233573

2

successors-in-interest and assigns) of the **ONE PART** AND **M/S. LAWRENCE CHEMICALS & ENGINEERING CO. PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its incorporation No.21-86206 for the year 1997 having its office at 8, A.J.C. Bose Road, Ground Floor Kolkata - 700017 hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and/or successors in interest and assigns) of the **OTHER PART**.



12053

Lawrence chemicals  
& Engineering Co. PVT. Ltd.  
8, A.J.C. Bose Rd.  
6th Floor, KOL-17

9/7/82

~~SM~~

8 @ 160 000

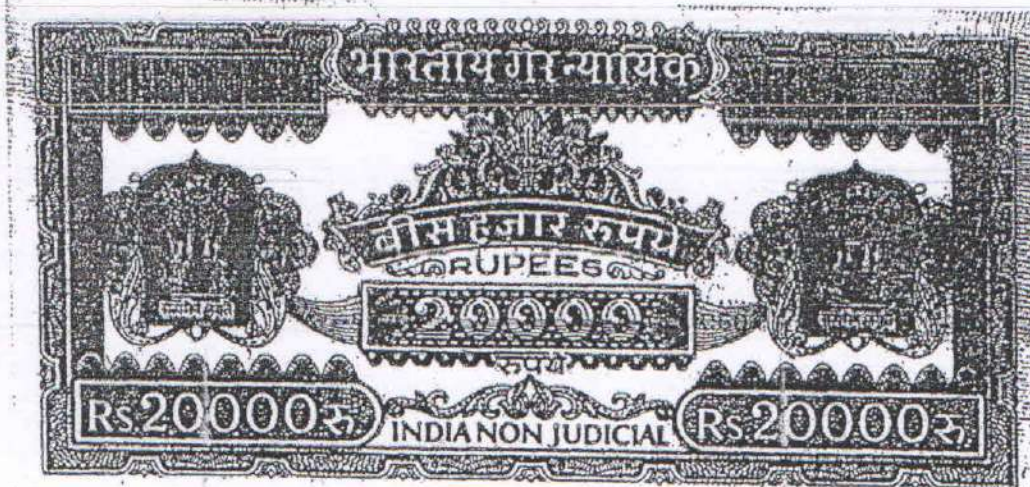
3 @ 150 000

1,75,000



Registrar of Companies  
Calcutta





02CC 233574

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WHEREAS the Vendor has made the following representation to the Purchaser :-

- A. In the year 1961-62 one Sarat Chandra Sarkar had purchased several plots of vacant sali and daba land of the status of occupancy. Raiyat situate and lying at Mouza Joka J.L. No.21, Revenue Survey No.95, Touzi No.4 within Behala Police Station.



12053

Lowrance Chemicals  
& Engineering Co. Pvt. Ltd.  
8, A.J.C. Bose Rd.  
Gnd Floor. K01-17

9/7/42

*My*

80 160000  
3- 15000  

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1,75,000



122, Registrar of Companies  
Calcutta





0200 233575

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Pargana Balia Sub-Registry Office at Alipore District 24-Parganas in Khatian Nos.95, 187, 198 Dag Nos., 654, 653, 651 by several Deed of Sale registered with the Behala Registry Office in (i) Book No.I, Volume No.71, Pages 137 to 140 being No.4079 for the year 1961 (ii) Book No.I, Volume No.31, Pages 108 to 111 being No.1613 for the year 1962, (iii) Book No.I, Volume No.21, Pages 1 to 4 being No.962 for the year 1962 and (iv) Book No.I, Volume No.74, Pages 256 to 258 being No.4580 for the year 1961.

RECORDED IN JUNE 1964  
1964/12



12053

Lawrence chemicals

& Engineering Co. Pvt. Ltd.

8, A.J.C. Bose Rd.

Grnd Floor, KOL-17

9/7/82

gm

8 @ 160,000

3 @ 150,000

11,75,000



Registrar of Assurances  
Calcutta





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- B. The said Sarat Chandra Sarkar entered into an agreement for sale for the abovementioned plots of land with the Ferro Coatings & Colours Ltd. now known as Excel Frits & Colours Ltd. the Vendor herein on and for the consideration as mentioned therein registered with the Sub-Registrar of Alipore, District 24-Parganas in Book No.1, Volume No.124, Pages 1 to 9 Being No.5605 for the year 1965.

12053

Lawrance chemicals  
& Engineering Co. Ltd.  
8, A.T.C. Bose Rd.  
Grd Floor, K01-17

9/7/82

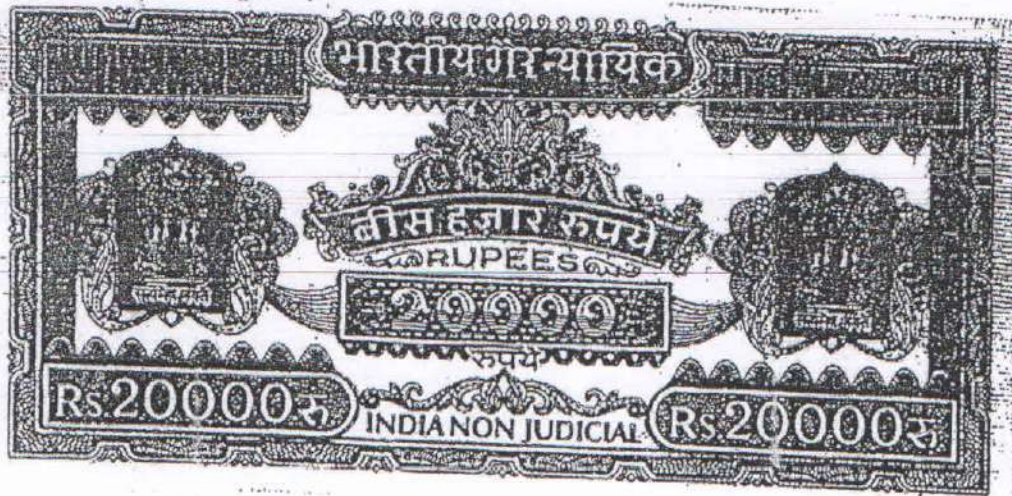
S.M.  
Bose

8 @	160,000
3 @	25,000
<hr/>	
	1,75,000



2nd Registrar of Companies  
Calcutta





02CC 233577

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- C. In the year 1965 One Radhe Mohan Agarwal had purchased several plots of vacant agriculture land of the status of occupancy Raiyati situate and lying at Mouza Joka, J.L. No.21, Revenue Survey No.94, Touzi No.4 within Behala Police Station Pargana Balia Sub-Registry Office at Alipore District 24-Parganas in Khatian Nos.49, 257, 103, 118, 324, 336, 446, 165, 149, 160, 15, 187 and 183, 268, 392, 120, 146, 147, 162 and Dag Nos.673, 669, 671, 846,

12053

Lawrence chemicals  
& Engineering Co. Pvt. Ltd.  
8, A. J. C. Bose Rd.  
Ground Floor, Kot-17

91792

50m

8e 160000

3e 150000

1,75,000



Registrar of Assurances  
Calcutta





02CC 233578

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650, 997, 998, 658, 660, 670, 1015, 674, 675, 676, 677, 672, 871, 657, 659, 653, 649 by Nine several registered deed of conveyance from different Vendors which were registered at Alipore Sub-Registry Office and recorded in (i) Book No.I, Volume No.65, Pages 169 to 175 Being No.3084 for the year 1965, (ii) Book No.I, Volume No.93, Pages 86 to 93 Being No.4265 for the year 1965, (iii) Book No.I, Volume No.93, Pages 79 to 85 Being No.4264 for the year 1965, (iv)

12053

Lawrence Chemicals  
& Engineering Co. Pvt. Ltd.  
8, A.J.C. Bose Rd.  
Grd Floor, KOL-17

9/7/82

*M*

8 @	160,000/-
3 @	15,000/-
<hr/>	
	1,75,000/-



Registrar of Companies  
Calcutta