

MAYANK KAKRANIA

ADVOCATE

**10, OLD POST OFFICE STREET
RIGHT WING, 1ST FLOOR, ROOM NO. 34A
KOLKATA - 700 001
PHONE : 2248-3121, 2210-0608
E-mail : mkakrania@gmail.com**

REPORT ON TITLE

Re: ALL THAT the piece or parcel of land containing by measurement a total area of **20.0 (twenty) decimals**, {out of a total area of 27.0 (twenty seven) decimals}, be the same a little more or less, comprised in and being the divided and demarcated parts or portions of R. S. Dag Nos. 447 (10.0 decimals), 449 (8.0 decimals) and 465 (2.0 decimals), corresponding to L. R. Dag Nos. 456, 457 and 455, R. S. Khatian Nos. 7, 9 and 34, L. R. Khatian No. 182, now L. R. Khatian Nos. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Holding No. 252, Pargana Magura, now Holding No. 537, School Road (Jagaddal), Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, District South 24 Parganas, within Ward No. 25 (School Road) of the Rajpur Sonarpur Municipality, Kolkata – 700 151, (“**SAID PROPERTY**”).

Owners: 1) KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G), a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Designated Partner, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **2) SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by occupation business, **3) SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, **4) SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, **5) SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, **6) SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, **7) SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra Khaitan, by occupation housewife, **8) SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPS9094D)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at ‘Silver Spring’ No. 5, J. B. S. Halden Avenue, Post Office Dhapa, Police Station Tiljala now Pragati Maidan, Kolkata – 700 105, **9) COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Express Tower, 4th Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, **(INCOME TAX PAN DQKPK3956G)**, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **10) MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private

Contd. . .



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limited company having its registered office at Express Tower, 4th Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **11) NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AADCN1632P)**, a private limited company having its registered office at Express Tower, 4th Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **12) PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (Pan No. AFQPK8488R)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **13) BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G)**, a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **14) BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **15) GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)** son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **16) BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECBO562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA**



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KHAITAN (INCOME TAX PAN AFQPK8488R), son of late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017.

I have caused necessary searches with regard to any encumbrances in respect of the said property, in the Offices of the Registrar of Assurances, Kolkata, District Sub-Registrar, Alipore and the Additional District Sub-Registrar, Sonarpur, from the year 1967 till the year 2023. A Xerox copy each of the relevant receipts issued by the Offices of the Registrar of Assurances, Kolkata, 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 Registrar of Assurances, 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.

Necessary applications in the prescribed Forms were also made in the Court of the Learned 1st Civil Judge (Senior Division) (2014-2023) and in the Court of the Learned 2nd Civil Judge (Junior Division) (2014-2023) at Baruipur, 24 Parganas (South), for causing searches as to the pending litigation/s, if any, i.e. any Title Suit or Money Suit in respect of the said property, by or against Mrs. Tanusree Basu, from the period 2014 till the year 2023 and on the basis of the certificates issued by the Court of the Learned 1st Civil Judge (Senior Division) (2014-2023) and the Court of the Learned 2nd Civil Judge (Junior Division) (2014-2023) at Baruipur, 24 Parganas (South), it appears that no such Title Suit or Money Suit has been filed against by or against Mrs. Tanusree Basu, for the said period. The said certificates issued by the Court of the Learned 1st Civil Judge (Senior Division) (2014-2023) and the Court of the Learned 2nd Civil Judge (Junior Division) (2014-2023) at Baruipur, 24 Parganas (South), are annexed hereto.

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.

Dated: 21st May, 2024.



**Mayank Kakrania
Advocate**

WB/1287A/99