

Sankar Mohan Pal

ADVOCATE

Judge's Court, Midnapore
Phone No. - 275719
Approved Lawyer G.I.C. Banks & L.I.C.I.

Residence & Chamber :

**RABINDRANAGAR,
MIDNAPORE
Phone.-275052**

**S.T.D. Code - (03222)
Mobile No.: 9932218959**

E-mail : pal.sankar.mohan@gmail.com

Ref. No.

Date. 22-06-2023

To

Date:- 22-06-2023

The Branch Manager

Contai-Co-operative Bank Limited

Midnapur Branch

At- Jack Paul Building (1st floor)

Nanurchak

P.S. Kotwali

Dist: Paschim Medinipur.

Dear Sir,

Re:- Opinion on investigation of title and obtaining of search

report in respect of the property situated At Mouza-Kamarara,
P.S. Medinipur, Dist: Paschim Medinipur belonging to GRAND

SPACE INFRA represented by the partners

1.Sudipta Bose (2) Swapan Kumar Jana (3) Ardhendu Sarkar (4)
Bijoy Kumar Das (5) Subrata Sarkar.

As requested I have conducted the legal investigation of title and made a search of records in the Registration office.

And I do hereby certify that the right, title and interest of the owner Grand Space Infra represented by the partners as stated above in the said property is clear and marketable and free from encumbrances.

The search report of which annexed hereto, conducted by me for the period from 2009 to 19.06.2023 does not disclose any encumbrances.

Searches have been made with the Medinipur District Court for a continuous period from 01.01.2009 to 19.06.2023 and I have found no dispute any decree, attachment proceedings, lispendens or cases pending against such property during this period.

I found no defects in the title of Grand Space Infra represented by the partners offering mortgage.

Sankar Mohan Pal
Advocate

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I hereby certify that Grand Space Infra represented by the partners have a clear, valid and marketable title over the said property and they are competent to create mortgage/registered Karbarnama .

Schedule of Property

District- Paschim Medinipur, Police Station- Medinipur, Mouza- Kamarara J.L.No. 187

<u>Khjatian No.</u>	<u>Plot No</u>	<u>Classification</u>	<u>Area of land</u>
3405-L.R.	1521/1660	Bastu	20.98 dec

(The said property covered by Sale deed no. 2398 & 2399 of 2019, Sale deed no. 1096 of 2023, Sale deed no.7145 of 2022, and Deed of Exchange being no. 1196 of 2023 in favour of Grand Space Infra represented by the Partners)

Market value of the property as per record of the Registry office is Rs. 92,71,48,496/-

Chain of Title

The property described in the above schedule belongs to Grand Space Infra represented by the partners who have acquired the property by registered deed nos 2398 & 2399 of 2019 from Harendra Nath Singha who acquired the property by registered deed no. 6226 of 1981..

And some property acquired through another sale deed no 1096 of 2023 from Ram Chandra Sau who acquired the property by registered deed of sale being no 425 of 2002 from Harendra Nath Singha.

And some property acquired through another sale deed no 7145 of 2022 from Rakesh Chakraborty who acquired the property by registered deed of sale being no 4154 of 2009 from Hiranmoy Bera..

And some property acquired through another registered deed of exchange being no. 1196 of 2023 from Smt. Uma Roy Chowdhury who acquired the property by registered deed of sale being no 2781 of 2003.

The entire said property originally belongs to Harendra Nath Singha.

The name of Grand Space Infra represented by the partners has been mutated in the record of rights (LR) and as well as in the record of Midnapur Municipality and they are paying khajna to the State of West Bengal and Municipal tax to the Midnapur Municipality and thus the said Grand Space Infra represented by the partners have acquired right, title and interest in the said property and they have constructed one Multi storied building with different flats upon such land as per sanction plan approved by the Midnapur Municipality.

Sankar Mohan Pal
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Advocate
Residence & Chamber :
Rabindranagar, Midnapore
Dist. - Paschim Medinipur - 721131

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List of documents verified

Date. 22-06-2023

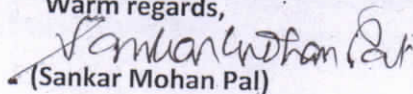
1. Original Sale deed no. 2398 of 2019.
2. Original Sale deed no. 2399 of 2019.
3. Original Sale deed no. 1096 of 2023.
4. Original Sale deed no. 7145 of 2022 .
5. Original deed of Exchange no. 1196 of 2023 .
6. Record of rights in favour of Grand Space Infra
7. Khajna receipt
8. Midnapur Municipality Mutation certificate
9. Municipal tax receipt.
10. Sanction plan by Midnapur Municipality
11. Copy of Registered partnership deed
12. Copy of Previous Deeds.
13. Land use compatibility Certificate

Opinion regarding Mortgage/ Registered Karbarnama

The following original documents are required to be deposited into the Bank either creation of equitable mortgage or registered Karbarnama as required by the Bank.

1. Original Sale deed no. 2398 of 2019.
2. Original Sale deed no. 2399 of 2019.
3. Original Sale deed no. 1096 of 2023.
4. Original Sale deed no. 7145 of 2022 .
5. Original deed of Exchange no. 1196 of 2023 .
6. Record of rights in favour of Grand Space Infra
7. Up to date Khajna receipt
8. Up to date Municipal tax receipt.

Warm regards,


(Sankar Mohan Pal)

Advocate

22-06-2023