

PRAGATI BASU  
ADVOCATE  
HOWRAH JUDGES COURT.  
EMAIL:basupragati@gmail.com

RESIDENCE:- 121/1, BRB G.T.ROAD,  
"MAYFAIR JYOTI", E - BLOCK "201",  
P.S. UTTARPARA, HOOGHLY.  
MOBILE:-9830510257  
DATE: 04/03/2024

**TITLE INVESTIGATION REPORT**

**ANNEXURE - B. REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY**

a) Name of the Branch / Business Unit / Office seeking opinion.	SBI, RACIC, RAJARHAT, NEWTOWN.
b) Reference No. and date of the letter under the cover of which the document tendered for scrutiny are forwarded.	RACIC, SBI, RAJARHAT, NEWTOWN - NEW FLAT.
c) Name of the Borrower.	<b>KALPATARU CONSTRUCTION.</b>
a) Type of Loan	HOUSING LOAN.
b) Type of property	Residential Flat.
a) Name of the unit/concern company/person offering the property/ (ies) as security.	<b>KALPATARU CONSTRUCTION.</b>
b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Individually.
c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower.
4. a) Value of Loan (Rs. in crores)	NOT AVAILABLE.
5. Complete or full description of the immovable property/ (ies) offered as security including the following details.	<b>SCHEDULE OF THE LAND:</b> ALL THAT piece or parcel of Bastu land measuring 02 Cordah 04 Chittak 11 SQFT more or less together with under construction multi storied building [with lift facility] situated at Mouza SATGACHI, JL No 20, comprised in LR & RS Dag No 2650, RS Khatian No 2043 & 2044, LR Dag No 2059 & 2060, LR Khatian No 710, 1251, 3738, within the limits of South Dum Dum Municipality, Ward No 25, Holding No 98, PREMISES NO 65, CAL Jessore Road, Behari Lal Dutta Bagan [Nager Bazar More] KOLKATA 700028, PS DUM DUM, District North 24 Parganas, which is butted and bounded as follows - NORTH: By SAI APARTMENT. SOUTH: By 4 Feet Wide Common Passage. EAST: By 12 Feet Wide MUNICIPAL Road. WEST: BY house of Gopal Chandra Sadhu Khan.
(a) Survey No.	
(b) Door/House no. (in case of house property)	
(c) Extent/ area including plinth/ built up area in case of house property	
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	
6. (a) Particulars of the documents scrutinized- serially and chronologically. (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.	

*Pragati Basu*  
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Advocate  
JUDGES COURT, HOWRAH

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Sr No.	Date	Name / Nature of the Document	Original/Certified Copy/Certified extract/Photo Copy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1	24/04/1963	Sale Deed Being No 2476/1963 registered at ADJR COSSIPORE DUMDUM dated 24/04/1963	Photo Copy	Original inspected
2	16/03/2021	DEVELOPMENT AGREEMENT 2867/2021 registered at ADJR COSSIPORE DUMDUM dated 16/03/2021	Photo Copy	Original inspected
3	17/03/2021	DEVELOPMENT POA registered at 2886/2021 ADJR COSSIPORE DUMDUM dated 17/03/2021	Photo Copy	Original inspected
4	11/08/2021	MUTATION CERTIFICATE	Photo Copy	Original inspected
5	09/07/2021	TAX	Photo Copy	Original inspected
6		PARCHA / DAGER TOHIYA	Photo Copy	Original inspected
7		DEATH CERTIFICATE	Photo Copy	Original inspected
8	26/05/2023	Building Plan 350 Dated 26/05/2023 from South Dumdum Municipality	Photo Copy	Original inspected
9		Deed Of Reconstitution Of Partnership	Photo Copy	Original inspected
10		ENLISTMENT CERTIFICATE	Photo Copy	Original inspected
11		LEGAL HEIRS FIRST CLASS MAGISTRATE AFFIDAVIT	Photo Copy	Original inspected
12		SITE PLAN	Photo Copy	Original inspected
7.	a) Whether certified copy of all title documents are obtained from the relevant sub registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TRR (RR, if the value of loan > Rs. 1 crore and in case of commercial loans irrespective of the loan component)		Title Deeds compared and verified with the original and found said Deed is genuine. Certified Copy is waived from Home Loans up to Rs. 1 crore vide circular No. NHO/PBU/HL HOUSING/28/2021-22, dated 09/02/2022	
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).		Not Applicable.	
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Yes.	
	b) If such online/computer records are available, whether any verification or cross-checking are made and the		Yes.	

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