

**Annexure – B: REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.**

(All columns/items are to be completed/ commented by the panel advocate)

1	a) Name of the Branch/ Business Unit/ Office seeking opinion.	<b>STATE BANK OF INDIA SME HOWRA BRANCH</b>
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	<b>Proposal No. Dated-</b>
	c) Name of the Borrowers.	<b>THE SUN ROLLING MILLS PRIVATE LIMITED</b>
2	a) Type of Loan	<b>Business loan</b>
	b) Type of Property	Freehold Land
3.	a) Name of the unit/ concern/ company/ person offering the property/ (ies) as security.	<b>THE SUN ROLLING MILLS PRIVATE LIMITED</b>
	b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	Value of Loan (Rs. in crores)	
5	Complete or full description of the immovable property/ (ies) offered as security including the following details.	<b>ALL THAT</b> piece and parcel of land measuring 2 bigha 10 cottah more or less together with 10000tin shed structure standing thereat, lying and situated at Mouza- Malipanchghora, J.L. no. 17, & comprise din R.S. Dag no. 566, 567, 568 & 569 corresponding to L.R. Dag no. 344 under L.R. Khatian no. 218 at present L.R. Khatian no. 767, being Holding no. 23, Agrasain Street (previously Duffer Street), within the ambit of Bally Municipality, ward no. 26, P.S. Bally, Kolkata- 711204. The property is butted and bounded as follows:- North:- Remaining Portion of 23, Agrasain Street; South:- Parasuram Bazaz Road (formerly Stark Road)

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	East:- Remaining Portion of 23, Agrasain Street; West:- Remaining Portion of 23, Agrasain Street
(a) Survey No.	Not Applicable
(b) Door/House no. ( in case of house property)	Holding no. 23, Agrasain Street (previously Duffer Street), within the ambit of Bally Municipality, ward no. 26, P.S. Bally, Kolkata- 711204
(c) Extent/ area including plinth/ built up area in case of house property	<b>ALL THAT</b> piece and parcel of land measuring 2 bigha 10 cottah more or less together with 10000tin shed structure standing thereat, lying and situated at Mouza- Malipanchghora, J.L. no. 17, & comprise din R.S. Dag no. 566, 567, 568 & 569 corresponding to L.R. Dag no. 344 under L.R. Khatian no. 218 at present L.R. Khatian no. 767, being Holding no. 23, Agrasain Street (previously Duffer Street), within the ambit of Bally Municipality, ward no. 26, P.S. Bally, Kolkata- 711204. The property is butted and bounded as follows:- North:- Remaining Portion of 23, Agrasain Street; South:- Parasuram Bazaz Road (formerly Stark Road) East:- Remaining Portion of 23, Agrasain Street; West:- Remaining Portion of 23, Agrasain Street
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Property situates within the jurisdiction of P.S.- Bally
6. a) Particulars of the documents scrutinized-serially and chronologically.	See schedule attached

(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the registering/ land/ revenue/ other authorities be examined.				
Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1.	16.03.1956	Indenture, being no. 1500 for the year 1956 registered at Sub-Registry office at Howrah	Photocopy	Original
2.	24.09.2025	Deed of Declaration vide deed no. 11230 for the year 2025 at ADSR- Howrah	Photocopy	Original
3.	06.06.2024	Development Agreement, being no. 5880 for the year 2024 registered at A.D.S.R. Howrah	Photocopy	Original
4.	06.06.2024	Development Power of Attorney, being no. 5882 for the year 2024 registered at A.D.S.R. Howrah	Photocopy	Original
5.	30.03.2021	Tax bill of Howrah Municipal Corporation in respect of the property	Photocopy	Original
6.	09.08.2018	L.R.R.O.R. in respect of the property	Photocopy	Original
7.	05.08.2017	Khazna Dakhila in respect of the property	Photocopy	Original
8.	17.01.2023	Application of Conversion of the schedule mentioned property	Photocopy	Original
9.	04.10.2024	Deed of Conveyance, being no. 11069 for the year 2024 registered at A.D.S.R. Howrah	Photocopy	Original
10.	16.05.2025	Boundary Declaration, being no. 5246 for the year 2025 registered at A.D.S.R. Howrah	Photocopy	Original
11.		Online Searching Report caused by the Searcher in respect of the property in question for the considerable period.	Original	Original

	12.	E- Court Searching Reports in respect of the Property in question for the considerable period caused in concerned Courts.	Original	Original
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 TIR.)(HL: If the value of loan > Rs. 1 crore and in case of commercial loans irrespective of the loan component)	No	
	b)	Whether all pages in the certified copies of title documents which are obtained directly from Registry 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, the matter 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, the records of registrar office or revenue authorities relevant to the property in question are available for verification through an online portal or computer system.	
	b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, the Property is genuine & is free from all encumbrances.	
	c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No, the genuineness of the stamp paper is not possible to be verified from any online portal.	
	d)	Whether proper registration of documents completed. Details thereof to be provided.	Yes	
9.	a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	D.S.R. Howrah A.D.S.R. Howrah R.A. - Kolkata.	
	b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	D.S.R. Howrah A.D.S.R. Howrah R.A. - Kolkata.	
	c)	Whether search has been made at all the offices named at (b) above?	Yes, search has been made at all the offices named above.	
	d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No, the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the above said property.	

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Advocate

10.	a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	MENTIONED IN THE SEPARATE SHEET
	b) wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	Not Applicable
	c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
11.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	The Present Owner has absolute Ownership in respect of the schedule mentioned office space
	<b>If Ownership Rights,</b>	
	a)Details of the Conveyance Documents	Indenture, being no. 1500 for the year 1956 registered at Sub-Registry office at Howrah
	b)Whether the document is properly stamped.	Yes
	c)Whether the document is properly registered.	Yes
	<b>If leasehold, whether;</b>	Not Applicable
	a)lease Deed is duly stamped and registered	Not Applicable
	b)lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c)duration of the Lease/unexpired period of lease,	Not Applicable
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	<b>If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;</b>	No, Govt. grant/ allotment/Lease-cum/Sale Agreement.
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not applicable.

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	b)the mortgagor is competent to create charge on such property,	Not applicable
	c)Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
	<b>If occupancy right, whether;</b>	No, not occupancy right.
	a)Such right is heritable and transferable,	Not Applicable.
	b) Mortgage can be created.	Not Applicable.
12.	Has the property has been transferred by way of Gift/ Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable.
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable.
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions;	Not Applicable.
	e) Whether the Donee is in possession of the gifted property;	Not Applicable.
	f) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	No
	g) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable.
13.	Has the property been transferred by way of partition / family settlement deed	No
	(a) In case of partition/ family settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not Applicable.
	(b) Whether mutation has been effected	
	(c) Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable. Not Applicable.
	(d) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable.
	(e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable.
	(f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable.
14.	Whether the title documents include any testamentary	No, the title documents do not include any

	documents / wills? (a) In case of wills, whether the will is registered will or unregistered will?	testamentary documents / wills. Not applicable.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable.
	(c) Whether the property is mutated on the basis of will?	Not applicable
	(d) Whether the original will is available?	Not applicable
	(e) Whether the original death certificate of the testator is available?	Not applicable.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not applicable  Not applicable
15.	Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No, the property is not subject to any Wakf rights.
	a) any restriction in creation of charges on such properties?	Not Applicable.
	b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable.
16.	(a) Where the property is a HUF/joint family property?	No, the property is not a HUF/joint family property.
	(b) mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable.
17.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No, the property not belongs to any trust or is not subject to the rights of any trust
	(b) Whether the trust is a private or public trust and	

	whether trust deed specifically authorizes the mortgage of the property?	Not applicable.
	(c) If Yes, additional precautions/ permissions to be obtained for creation of valid mortgage?	Not applicable
	(d) Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	Not applicable
18.	If the property is Agricultural land,  (a) whether the local laws permit mortgage of Agricultural land and whether there are any restriction for creation/enforcement of mortgage.	No
	(b) In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable
19.	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No, the property is not affected by any local laws or other regulations.
	(b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No, the property is not subject to any pending or proposed land acquisition proceedings.
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	<b>No, as per Court searching.</b>
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	Not applicable
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No, the property not belongs to any firm.

	(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not Applicable.
	(c) Whether the person(s) creating mortgage has/ has authority to create mortgage for and on behalf of the firm.	Not Applicable.
23.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior 16 charges with the seal etc.	Yes, the property is owned by <b>THE SUN ROLLING MILLS PRIVATE LIMITED</b>
	b/1) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	No
	b/2) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not Applicable
	b/3) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	No
	b/4) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24.	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
25.	(a) Whether any POA is involved in the chain of title?	No.
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Yes, the POA involved is one coupled with interest, i.e. a Development Agreement. The same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of	

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	their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Common POA.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	No, certified copy of the POA is not available but the original has been checked.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Yes. The POA is registered. Development Power of Attorney.  Yes, the POA contains a specific authority for execution of title document.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	The document in question is yet to be executed.
	(g) Please comment on the genuineness of POA?	POA is genuine.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	The POA is enforceable and is valid till date.
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
27.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty;  (g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Freehold land with Tin Shed Structure  Land owners' title has been checked.  Not Applicable Not Applicable  Yes, Not Applicable No.  Not Applicable  Building plan has not been provided

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	(h) Approval of building plan, permission of appropriate/ local authority, etc.;	No.
	(i) Conveyance in favour of Society/ Condominium concerned;	No.
	(j) Occupancy Certificate/allotment letter/letter of possession;	No.
	(k) Membership details in the Society etc.;	No.
	(l) Share Certificates;	No.
	(m) No Objection Letter from the Society;	No.
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	No.
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	No.
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Yes.
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	
	II.A. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	Not Applicable
	II.B. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.D. Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable
28.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Free from all encumbrances
29.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 years Searching in 3 Registry offices and 12 years Court Searching in concern Court <b>THE SUN ROLLING MILLS PRIVATE LIMITED</b> has to create by Bank.

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30.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Tax receipt and L.R.R.O.R. in the name of <b>THE SUN ROLLING MILLS PRIVATE LIMITED</b>
31.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No. Not applicable
32.	(a) Details of RTC extracts/ mutation extracts/ Khata extract pertaining to the property in question. (b) Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records?	Tax receipt and L.R.R.O.R. in the name of <b>THE SUN ROLLING MILLS PRIVATE LIMITED</b> Yes
33.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes. Yes. Yes.
34.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any. Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No No. No. No.
35.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Building Plan has not been provided
36.	a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? b) Property is SARFAESI compliant (Y/N)	Yes, the Bank will be able to enforce SARFAESI Act, if required against the property offered as security. Yes, the Bank will be able to enforce SARFAESI Act, if required against the property offered as security.
37.	a) Whether original title deeds are available for creation of equitable mortgage b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and	No No

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	enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<b>THE SUN ROLLING MILLS PRIVATE LIMITED</b>

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 19.11.2025

Place: Kolkata

MOUSUMI MUKHOPADHYAY BANERJEE

Mousumi Banerjee

Signature of the Advocate

### DEVOLUTION OF TITLE

WHEREAS The Sun Rolling Mills Limited purchased all that piece and parcel of land measuring 4 Bigha 12 Cottah a little more or less comprised in holding No. 23 (formerly 8/11 Duffer Road corresponding to R.S. Dag No. 566, 567, 568 & 569 of Moura Malipanchghora, J.L. No. 17. P.S. Bally, District Howrah, from its erstwhile owners namely Satya Narain Prasad, Rameshwar Prosad, Parameshwar Prosad and Narsingh Prasad and Shew Prosad Jaiswal by registered deed of sale, dated 16.03.1956, registered with the office of Sub-Registrar at Howrah, recorded in Book No. 1. Volume No. 28, pages 240 to 247, Being No. 1500 for the year 1956, for the consideration mentioned therein absolutely forever and free from all encumbrances.

AND WHEREAS while seized and possessed of the aforesaid property said The Sun Rolling Mills Limited sold a portion of aforesaid property and retained the property measuring 2 Bigha 10 Cottah a little more or less comprised in holding No. 23 (formerly 8/11 Duffer Road P.S. Belur (formerly Bally), District Howrah, and has been exercising all rights of ownership and possession and pursuant thereto got its name mutated and recorded in the records of Bally Municipality and also before the office of B.L. & L.R.O. Bally-Jagacha and the concerned authority mutated its name and was allotted LR. Khatian No. 218 in respect of LR. Dag No. 344 of Mouza-Malipanchghora. District Howrah.

AND WHEREAS thus in the aforesaid manner, The Sun Rolling Mills Private Limited became the absolute owner and fully seized and possessed of or otherwise well and sufficiently entitled to land

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**MRS. MOUSUMI MUKHOPADHYAY BANERJEE**

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measuring 2 Bigha 10 Cottah a little more or less together with 10000 sq.ft. tin shed structure standing thereon comprised in holding No. 23, Agrasain Street (previously Duffer Street) corresponding to R.S. Dag No. 566, 567, 568 & 569 now L.R. Dag No. 344, LR. Khatian No. 218 of Mouza-Malipanchghora, J.L. No. 17, Ward No. 26 under Bally Municipality, District Howrah-711204.

AND WHEREAS the said The Sun Rolling Mills Private Limited got its name in the concerned offices and paying relevant rent and tax accordingly.

AND WHEREAS while seized and possessed of the aforesaid property said The Sun Rolling Mills Private Limited has made application before the office of B.L. & L.R.O. Bally-Jagacha for conversion of the aforesaid property from Karkhana to Commercial use being application No. REVE2023050301216 dated 17.01.2023.

AND WHEREAS the said The Sun Rolling Mills Private Limited has executed a Development Agreement, being no. 5880 for the year 2024 registered at A.D.S.R. Howrah in favour of Bijaylaxmi Griha Nirmaan Private Limited and the said The Sun Rolling Mills Private Limited also executed a Development Power of Attorney, being no. 5882 for the year 2024 registered at A.D.S.R. Howrah in favour of the said Bijaylaxmi Griha Nirmaan Private Limited.

AND WHEREAS for the conversion of the nature of the schedule mentioned land, the Governor of the State of West Bengal has executed a Deed of Sale, in favour of the said THE SUN ROLLING MILLS PRIVATE LIMITED, being no. 050211069 for the year 2024 registered at A.D.S.R. Howrah.

AND WHEREAS a boundary declaration has been executed in respect of the schedule mentioned property, being no. 5246 for the year 2025 registered at A.D.S.R. Howrah.

AND WHEREAS the executed one Deed of Declaration vide deed no. 11230 for the year 2025 at ADSR- Howrah in respect of the wrong data in sanction plan.

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**Annexure-C**  
**Certificate of title**

I have examined the original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors. The documents are:-

a. Indenture, being no. 1500 for the year 1956 registered at Sub-Registry office at Howrah

2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

3. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office, I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

4. There are no prior Mortgage/ Charges/ encumbrances whatsoever, searching for the period from 1994 to 2025 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

5. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank- Not Applicable

6. Minor/(s) and his/ their interest in the property/(ies) is to the extent of \_\_\_\_\_ (Specify the share of the Minor with Name)- Not Applicable.

7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers

**THE SUN ROLLING MILLS PRIVATE LIMITED.**

8. I certify that **THE SUN ROLLING MILLS PRIVATE LIMITED** has an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

a. Indenture, being no. 1500 for the year 1956 registered at Sub-Registry office at Howrah.

b. Photocopy of all the documents as mentioned in the Column no. 6.

10. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

11. It is certified that the property is SARFAESI compliant.

MOUSUMI MUKHOPADHYAY BANERJEE  
Mousumi Banerjee  
Advocate

**MRS. MOUSUMI MUKHOPADHYAY BANERJEE**

Advocate(B.A. L.L.B.)

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Behala, Kolkata - 700034.

**SCHEDULE OF THE PROPERTY (IES)**

**ALL THAT** piece and parcel of land measuring 2 bigha 10 cottah more or less together with 10000tin shed structure standing thereat, lying and situated at Mouza- Malipanchghora, J.L. no. 17, & comprise din R.S. Dag no. 566, 567, 568 & 569 corresponding to L.R. Dag no. 344 under L.R. Khatian no. 218 at present L.R. Khatian no. 767, being Holding no. 23, Agrasain Street (previously Duffer Street), within the ambit of Bally Municipality, ward no. 26, P.S. Bally, Kolkata- 711204.

The property is butted and bounded as follows:-

North:- Remaining Portion of 23, Agrasain Street;

South:- Parasuram Bazaz Road (formerly Stark Road)

East:- Remaining Portion of 23, Agrasain Street;

West:- Remaining Portion of 23, Agrasain Street;

Place: Kolkata

Date: 19.11.2025

MOUSUMI MUKHOPADHYAY BANERJEE

*Mousumi Banerjee*  
Advocate

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**Signature of the Advocate**