

RAMANJAN BHATTACHARYA

Office:-

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Room No. 8, Kolkata - 700001
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M/S OLIVIA CONSTRUCTION

Deed No. 06884 of 2023

Date: 07.11.2024

1	☐ Name of the Branch/ Business Unit/Office seeking opinion.	State Bank Of India, SME Kalyani Branch (63810), B-8/139, Civic Centre Central Park, Kalyani, Dist. Nadia, Pin - 741235, West Bengal.
	☐ Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	☐ Name of the Borrower.	M/S OLIVIA CONSTRUCTION
2.	☐ Type of Loan	Business Loan
	☐ Type of Property	Freehold Property.
3.	☐ Name of the unit/concern/ company/person offering the property/ (ies) as security.	SRI APU KUNDU
	☐ Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Person.
	☐ State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor.
4.	☐ Value of Loan (Rs. In Crores)	
5.	Complete or full description of the immovable property (ies) offered as security including the following details.	All that the piece and parcel of an area of Bastu land measuring 8.77 Satak more or less together with commercial tally shaded structure having an area measuring 1675 Sq.ft. more or less standing

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		thereon, Mouza Sundia, J.L no. 14, Touzi no.1193, R.S. Dag No. 83/893, L.R. Dag No. 533 and 535, L.R. Khatian No. 1713, P.S. Jagaddal, Ward No. 15, Holding No. 80/3, Mulajore Road under the Bhatpara Municipality, A.D.S.R.O, Naihati, District- North 24 Parganas.
☐	Survey No.	Not Applicable.
☐	Door/House no. (in case of house property)	Not Applicable.
☐	Extent/ area including plinth/ built up area in case of house property	Not Applicable.
☐	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Place– Mulajore Road City - Naihati A.D.S.R, Naihati, D.S R Barasat, A.R.A Kolkata. Boundary of the property (as per deed):- ON THE NORTH: 12 ft wide municipal road; ON THE SOUTH: Property of Anil Kumar Dey; ON THE EAST: House of Apu Kundu & Narayan Chakraborty; ON THE WEST: House of Gakul Chandra Pal & 40 ft wide Mulajore Road.

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6.	☐ Particulars of the documents scrutinized-serially and chronologically ☐ 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.				Original Title Deed has been verified.
	Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	Original Title Deed. has been verified.
	1.	30.06.2023	Sale Deed No. 06884 of 2023.	Original	Original Verified.
	2.		L.R Parcha	Photocopy	Photocopy Verified.
	3.	16.05.2024	Municipal Tax receipt	Photocopy	Photocopy Verified.
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.)				Yes.

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	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?	Yes.
8.	☐ 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. Online portal is available.
	☐ If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes.
	☐ 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. Verification has been made manually.
	☐ Whether proper registration of documents completed. Details thereof to be provided.	Yes.
9.	☐ Property offered as security falls within the jurisdiction of which sub-registrar office?	A.D.S.R, NAIHATI, D.S.R, BARASAT, A. R.A., KOLKATA.
	☐ 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?	A.D.S.R, NAIHATI, D.S.R, BARASAT, A. R.A., KOLKATA.
	☐ Whether search has been made at all the offices named at (b) above?	Yes. Online searches have been made.
	☐ Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in	No.

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	respect of the property in question?	
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.	Searches have been made and details as to tracing of title have been mentioned in 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.	There is no minors interest.
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.)	Full ownership rights.
	If Ownership Rights,	Yes.
	a) Details of the Conveyance Documents	Sale Deed No. 06884 of 2023.
	b) Whether the document is properly stamped.	Yes.
	c) Whether the document is properly registered.	Yes.

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	If leasehold, whether;	No.
	☐ The Lease Deed is duly stamped and registered	Not Applicable.
	☐ The lessee is permitted to mortgage the Leasehold right,	Not Applicable.
	☐ duration of the Lease/unexpired period of lease,	Not Applicable.
	☐ 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.
	☐ Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable.
	☐ Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not Applicable.
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable.
	the mortgagor is competent to create charge on such property?	Not Applicable
	Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	No, not Applicable.
	If occupancy right, whether;	Not Applicable
	a) Such right is heritable and transferable,	Not Applicable.
	b) Mortgage can be created.	Not Applicable.
12.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not Applicable
	☐ The Gift/Settlement Deed is duly stamped and	Not Applicable

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	registered;	
	☐ The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	☐ The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	☐ Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Not Applicable
	☐ Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	☐ Whether the Donee is in possession of the gifted property?	Not Applicable
	☐ 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;	Not Applicable
	☐ 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 deeds,	Not Applicable
	☐ 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.
	☐ Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable.

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	☐ Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable.
	☐ 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.
	☐ 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 documents /wills?	No.
	☐ In case of wills, whether the will is registered will or unregistered will?	Not Applicable.
	☐ Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable.
	☐ Whether the property is mutated on the basis of will?	Not Applicable.
	☐ Whether the original will is available?	Not Applicable.
	☐ Whether the original death certificate of the testator is available?	Not Applicable.
	☐ What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable.

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	☐ (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.)	No.
15.	☐ Whether the property is subject to any wakf rights?	No.
	☐ Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable.
	☐ Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable.
16.	☐ Where the property is a HUF/joint family property,	No.
	☐ Whether 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.	No.
	☐ Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No.
17.	☐ Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	☐ Whether the trust is a private or public trust and whether trust deed specifically authorizes	Not Applicable.

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	the mortgage of the property?	
	☐ If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
	☐ 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,	No.
	☐ Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable.
	☐ 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.
	☐ 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.
	b) Additional aspects relevant for investigation of title as per local laws.	Not Applicable.

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20.	☐ Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	☐ Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Subject property is beyond the purview of the land acquisition proceedings.
21.	☐ Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Court search have been made and found that property is free from litigation.
	☐ If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable.
	☐ 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/markings?	Not Applicable.
22.	☐ In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No.
	☐ Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable.
	☐ Whether the person(s) creating mortgage has/have 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	No.

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	any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	
	b) i) 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.
	ii) 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)?	No.
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.	No.
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	No.
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No.
25.	☐ Whether any POA is involved in the chain of title?	No.

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☐ 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.	No.
☐ 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 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).	Not Applicable.
☐ 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.	Not Applicable.
☐ In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable.
☐ Whether the original POA is verified and the title investigation is done on the basis of original POA? ☐ Whether the POA is a registered one? ☐ Whether the POA is a special or general one? Whether the POA contains a specific authority for	Not Applicable.

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	execution of title document in question?	
	☐ 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?)	Not Applicable.
	☐ Please comment on the genuineness of POA?	Not Applicable.
	☐ The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable.
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.	Not Applicable.
27.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: ☐ Promoter's/Land owner's title to the land/building; ☐ Development Agreement/Power of Attorney; ☐ Extent of authority of the Developer/builder; ☐ Independent title verification of the Land and/or building in question; ☐ Agreement for sale (duly registered); ☐ Payment of proper stamp duty; ☐ Requirement of registration of sale agreement, development agreement, POA, etc.; ☐ Approval of building plan, permission of	Land Owner Property. Not Applicable. Not applicable. Yes, Verified and found genuine. Not Applicable. Not Applicable. Not Applicable. Not Applicable.

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	appropriate/local authority, etc.; ☐ Conveyance in favour of Society/ Condominium concerned; ☐ Occupancy Certificate/allotment letter/letter of possession; ☐ Membership details in the Society etc.; ☐ Share Certificates; ☐ No Objection Letter from the Society; ☐ All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; ☐ Requirements, for noting the Bank charges on the records of the Housing Society, if any; ☐ If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any. ☐ Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable. Not Applicable. Not Applicable. Not Applicable. Not Applicable. Not Applicable. 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.	No.
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.	No Encumbrances from any local/Govt./Private Authority.

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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?	Municipal tax has been paid.
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?	Not Applicable. Not required.
32.	a) Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question. b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Mutation has been done. As per Parcha name of mortgagor is reflected.
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? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes. Yes. Yes.

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34.	a) Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? ☐ Document in relation to electricity connection; ☐ Document in relation to water connection; ☐ Document in relation to Sales Tax Registration, if any applicable; ☐ Other utility bills, if any.	Not applicable. Not applicable. Not applicable. Not applicable
	b) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No such discrepancy observed.
35.	a) Whether the documents i.e. Valuation report/approved sanction plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document.(If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on on receipt of the same.)	As per Valuation Report.
36.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes. Bank will be able to enforce SARFAESI Act.
	b) Property is SARFAESI compliant (Y/N)	Yes.
37.	a) Whether original title deeds are available for creation of equitable mortgage	Yes.
	b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any	Not Applicable.

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	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.	Borrower should pay the Rent/Taxes to the authorities till liquidation of Loan process.
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	SRI APU KUNDU

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

Date: 07.11.2024

Place: Kolkata.

Ramanjan Bhattacharya

Signature of the Advocate

Ramanjan Bhattacharyya
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Certificate of title

Annexure-C

1. I have examined the **Original Title** Deed intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*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 Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:
2. 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.
3. 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.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1994 to till date pertaining to the Immovable Property/(ies) covered by above said Title Deeds.
6. 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 (Delete, whichever is inapplicable).

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7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ Nil _____ (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **M/S OLIVIA CONSTRUCTION.**

9. I certify that **SRI APU KUNDU** have an absolute, clear and Marketable title over the Schedule property/ (ies). I further Certify that the original title deed could not been seen and likewise comparison with Certified Copy was not possible and genuineness cannot be obtained and by depositing original title deed the mortgage can be treated as valid mortgage and enforceable.

10. 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:--

Original documents of: ---

1. Sale Deed No. 06884 of 2023;

For the interest of the bank these documents may also be taken:-

2. L.R Parcha;

3. Municipal Tax receipt;

4. Govt. rent receipt.

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

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

Ramanjan Bhattacharya
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SCHEDULE OF THE PROPERTY (IES)

All that the piece and parcel of an area of Bastu land measuring 8.77 Satak more or less together with commercial tally shaded structure having an area measuring 1675 Sq.ft. more or less standing thereon, Mouza Sundia, J.L no. 14, Touzi no.1193, R.S. Dag No. 83/893, L.R. Dag No. 533 and 535, L.R. Khatian No. 1713, P.S. Jagaddal, Ward No. 15, Holding No. 80/3, Mulajore Road under the Bhatpara Municipality, A.D.S.R.O, Naihati, District- North 24 Parganas.

Boundary of the property (as per deed):-

ON THE NORTH: 12 ft wide municipal road;

ON THE SOUTH: Property of Anil Kumar Dey;

ON THE EAST: House of Apu Kundu & Narayan Chakraborty;

ON THE WEST: House of Gakul Chandra Pal & 40 ft wide Mulajore Road.

Place: Kolkata.

Date: 07.11.2024

Ramanjan Bhattacharya

Signature of the Advocate

Ramanjan Bhattacharyya
Advocate

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FLOW OF TITLE

WHEREAS Sri Akshay Kumar Das, son of the late Baikuntha Kumar Das, acquired a parcel of land measuring approximately 5 Satak, identified as R.S. Dag No. 83/393 and associated with R.S. Khatian No. 127/2 within Mouza Sundia. This acquisition was made through a duly registered Deed of Sale on 13.02.1963, from Idu Miah, son of the late Sk. Ali Mish, at the Office of the Sub-Registrar in Naihati, North 24 Parganas. The deed is recorded in Book No. 1, Volume No. 16, Pages 194 to 196, as Deed No 1103 for the year 1963, conferring upon him absolute rights, title, and interest over the property.

AND WHEREAS Smt. Rangada Sundari Das, wife of Akshay Kumar Das, acquired another parcel of land measuring approximately 5 Satak, also identified as R.S. Dag No. 83/393 and associated with R.S. Khatian No. 127/2 within Mouza Sundia. This purchase was made through a registered Deed of Sale On 18.04.1967, from Si Jasoda Kumar Pal, son of the late Purna Chandra Pal, and Sri Promode Ranjan Pal, son of the late Ratneswar Kumar Pal, at the same Sub-Registrar's office. This deed is recorded in Book No. 1, Volume No. 34, pages 51 to 52, as Deed No. 2347 for the year 1967, granting her absolute rights, title, and interest over the property.

AND WHEREAS Sri Akshay Kumar Das and Smt. Rangada Sundari Das became the absolute and individual owners of the property, each holding an area of approximately 5 Satak, identified as R.S. Dag No. 83/393 and associated with R.S. Khatian No. 127/2 within Mouza Sundia, thus possessing absolute rights, title, and interest over it.

AND WHEREAS after their death the property measuring approximately 10 Satak was inherited by their surviving sons, Sri Naresh Chandra Das and Sri Nityananda Das, who became the joint owners of the property. Consequently, they held absolute rights, and interest over it.

AND WHEREAS Sri Nityananda Das sold his undivided half-share of the property to his brother, Sri Naresh Chandra Das, through a registered Deed of Sale on 05.04.1991, at

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the Additional District Sub-Registered Office, Naihati, North 24 Parganas. This deed is recorded in Book No. 1, Volume No. 17, pages 359 to 364, as Deed No. 2136 for the year 1991, conferring upon Naresh Chandra Das absolute rights, title, and interest over the property.

AND WHEREAS through inheritance and purchase, Sri Naresh Chandra Das became the sole owner of the property, which measured approximately 10 Satak, identified as R.S. Dag No. 83/393 and associated with R.S. Khatian No. 127/2 within Mouza Sundia. He maintained this ownership by paying rents and taxes to the Settlement Department of the Government of West Bengal and the Bhatpara Municipality. His name was duly recorded in the L.R. Settlement of the Government of West Bengal, where the property, measuring 8.77 Satak, was listed under L.R. Dag No. 533 and 535 and L.R. Khatian No. 1712 in his name. He subsequently constructed a commercial tally-shaded structure measuring approximately 1675 sq.ft. on the property.

AND WHEREAS While in possession of this property, Naresh Chandra Das sold it to the current owner, Sri Apu Kundu, son of Debdas Kundu, through a Deed of Sale registered on 30.06.2003 at the office of the Additional District Sub-Registered, Naihati, North 24 Parganas. The deed is recorded in Book No. 1 Volume No. 1507-2003, pages 131082 to 131099, as Deed No. 150706884 for the year 2023, granting Apu Kundu absolute rights, title, and interest over the property.

AND WHEREAS Sri Apu Kundu became the absolute owner of the schedule mentioned property and got L.R Khatian No. 1713 and paying taxes and rent.

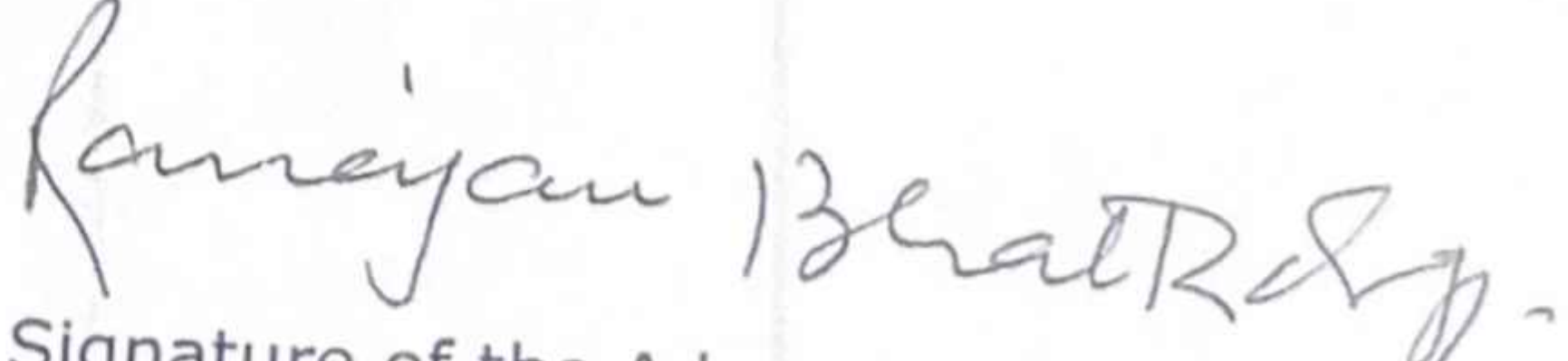
AND WHEREAS Sri Apu Kundu made a Development Agreement being no. 150709293 of 2024 & Development Power of Attorney being no. 150709499 of 2024 both are registered at A.D.S.R Naihati with Olivia Construction.

Place: Kolkata.

Date: 07.11.2024

Ramanjan Bhattacharyya
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Signature of the Advocate