

Searching Report

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 001695

Receipt for Fees Deposited for Search or Inspection

Serial Number of application.....

8495

Date of application

28/12/2020

Search for the year (s)

1988

2020

Name of office to which the record to be searched or inspected relates

D27 (Dorer) Mr.

Name of person or property to be searched

Nature of document

1. Lakshmi Pr.

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

D-84 K 912

8. From whom received

G K Mukherjee

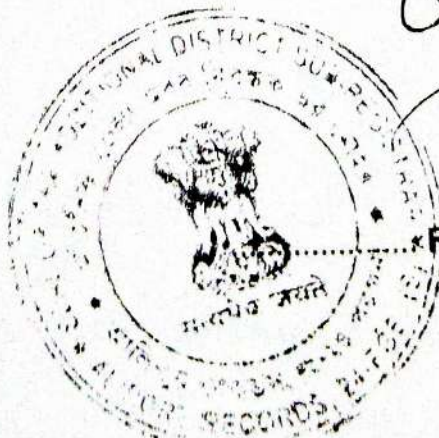
9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

60/



Registrar of

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 117241

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 23441
2. Date of application 26/12/17
3. Search for the year (s) 1988-20
4. Name of office to which the record to be searched or inspected relates n
5. Name of person or property to be searched 5
6. Nature of document n
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) on last page
..... 12 n 8h. LRK 912 P. 55 Sonarpu
8. From whom received G. K. Mukherjee
9. Fees paid under Article —
F (1) (i)
F (2) (ii)
F (2)

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..... Registrar of

Gautam Kumar Mookherjee

Advocate
Judges' Court
Howrah.

Residence

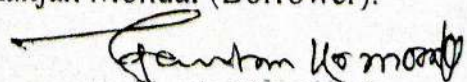
12, Joy Sankar Lane
Uttarpara, Hooghly
Ph.(033) 2663-7870
Mobile No. 9831534206

To
The Chief Manager,
Bank of Baroda,
Specialized Mortgage Store,
1/1, Camac Street,
Kolkata.

Dear Sir / Madam,

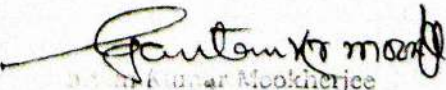
Sub: TITLE OPINION REPORT certifying Non-encumbrances of the flat situated within Mouza – Laskarpur, J.L. No.57, R.S. Dag No.32, R.S. Khatian No.101, corresponding to L.R. Dag No.84, L.R. Khatian No.917, present L.R. Khatian No.2281, 2278, 2277, 2280, 2279 Holding No.297, Kalitala Road, Police Station – Sonarpur, within Ward No.30(Old 28) Rajpur Sonarpur Municipality, Kolkata – 700 153, District – South 24 Parganas, belonging to Sri Ashis Dasgupta, Subhasish Dasgupta, Debasish Dasgupta, Bannya Majumdar nee Dasgupta.

I refer to your request me to furnish Non-encumbrances and certify and submit the Title-cum-Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the Credit facility proposed to be granted to Anita Mondal & Priya Ranjan Mondal (Borrower).



Gautam Kumar Mookherjee
Advocate
Judges' Court, Howrah-711101

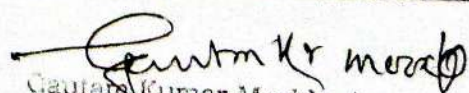
SL. NO.	Particulars	Advocate's Opinion
01.	Description and area of property proposed to be Mortgaged. (Specific number(s), address along with boundaries and measurement).	ALL THAT piece and parcel of a Residential Flat No.G situated on the North East side of the Ground Floor measuring more or less 637 Sq. ft. super built up area of a 2 storeyed residential building named as PERFECT HOUSE together with undivided proportionate impartible share in the land under the building measuring more or less 11 Decimal equivalent to 6 Cottah 8 Chhatak along with undivided proportionate share in the common areas situated within Mouza - Laskarpur, J.L. No.57, R.S. Dag No.32, R.S. Khatian No.101, corresponding to L.R. Dag No.84, L.R. Khatian No.917. present L.R. Khatian No.2281, 2278, 2277. 2280, 2279, Holding No.297, Kalitala Road. Police Station - Sonarpur, within Ward No.30(Old 28) Rajpur Sonarpur Municipality, Kolkata - 700 153, District - South 24 Parganas. The property is butted and bounded as follows :- On the North by : Land of Manas Gupta and others On the East by : Land of Panchu Naskar On the South by : Pond of Mr. Moti Pal On the West by : 8 feet wide Common passage nearer to Kalitala Road. The flat belongs to developer's share.
02.	Nature of Property (Whether Agricultural, Non-agricultural, commercial, Residential. If non-agricultural, the reference and date of conversion order from competent authority should also	The nature of the property is Bastu used for residential purpose as per L.R. Record of Rights.


 Advocate
 Court, Howrah-711101

	be mentioned).	
03.	Name of the Mortgagor / Owner and status in the A/C. Copy of the Resolution/Memorandum & articles of association / Trust Deed etc. whether examined and verified.	Anita Mondal & Priya Ranjan Mondal Purchasers/Borrowers
04.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract Precautionary steps to be taken.	The mortgagors after purchase will have sufficient capacity to contract for creation of equitable mortgage.
05.	Whether the property is Freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permission to be obtained.	The property is freehold, land with structure Urban Land (Ceiling & Regulation) Act is not applicable.
06.	Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will / Probate is available.	The property is acquired by way of inheritance by the present owners.
07.	Whether the Mortgagor is Co-owner / Join Owner and /or any partition of the property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.	The mortgagor after purchase will not be a co-owner or joint owner.
08.	Whether the Mortgagor is in exclusive possession of the property or it is leased / rented out to third party.	The mortgagors after purchase will be in exclusive possession of the flat.


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Advocate
Judicial Court, Howrah-711101

09.	Whether the property is mutated in Municipal / Revenue records and Mortgagor's name is reflecting and if not, the reason thereof.	The property has been mutated in the records of Municipality and in the Revenue Record in the name of Ashis Dasgupta. Subhasish Dasgupta, Debasish Dasgupta. Bannya Majumdar nee Dasgupta.
10.	Whether any restriction for creation of mortgage is imposed under Central State / Local Laws. If yes, then whose consent or permission would be required for creation of mortgage.	There is no restriction for creation of equitable mortgage by any Law / Act.
11.	Whether all the original Title including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	(i) Original Regd. Deed of Sale No.7573 dt.25.07.1967 recorded in the office of SR Baruipur executed by Kausar Ali Mondal and others to Bharati Dasgupta. (ii) Original Regd. Deed of Sale No.4333 dt.02.07.1968 recorded in the office of Registrar, Alipur, executed by Ramendra Narayan Deb and Latika Rani Basu Roychowdhury to Bharati Dasgupta. (iii) Original Regd., Deed of Sale No.4329 dt.02.07.1968 recorded in the office of Registrar, Alipur, executed by Ramesh Chandra Deb to Bharati Dasgupta. (iv) Original Regd. Deed of Gift No.3785 dt.24.03.2003 recorded in the office of ADSR Baruipur executed by Satyendra Nath Dasgupta to Hiralal Dasgupta. (v) Original Regd. Development Agreement No.00279 dt.01.02.2016 recorded in the office of ADSR Garia executed by Asish Dasgupta, Subhasish Dasgupta, Debasish Dasgupta, Banani Majumdar nee Dasgupta with M/s. Perfect Enterprise. (vi) Original Regd. Development Power of


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 Advocate
 Judges' Court, Howrah-711101

		Attorney No.00280 dt.01.02.2016 recorded in the office of ADSR Garia executed by Asish Dasgupta, Subhasish Dasgupta, Debasish Dasgupta, Banani Majumdar nee Dasgupta to M/s. Perfect Enterprise.
12.	Whether the Advocate has personally visited the Sub Resister / Revenue / Municipal Office and examined the records.	The Advocate has personally visited the Registry office and in Municipal office for examination of the records.
13.	Whether the Search is being made for the period of 30 years, if no reason thereof.	The search is being made for 30 years since 01.01.1989 to February, 2020 in the Office of District Registrar Alipore and Additional District Sub-Registrar Sonarpur, and in the office R.A. at Kolkata.
14.	Details of document examined / scrutinized (This should be in chronological order with serial numbers, type / nature of document , date execution, parties, date of registration details including the details of revenue / society records etc.	

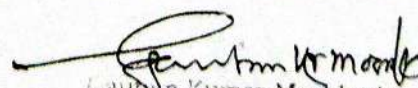
Sl. No.	Type / Nature of Documents	Date of Execution	No. & date of Registration.	Parties
1	2	3	4	5
(i)	Original Regd. Deed of Sale	25.07.1967	No.7573 25.07.1967	Kauser Ali Mondal & others to Bharati Dasgupta
(ii)	Original Regd. Deed of Sale	02.07.1968	No.4333 02.07.1968	Ramendra Narayan Deb and another to Bharati Dasgupta
(iii)	Original Regd. Deed of Sale	02.07.1968	No.4329 02.07.1968	Ramesh Chandra Deb to Bharati Dasgupta
(iv)	Original Regd. Deed of Gift	24.03.2003	No.3785 24.03.2003	Satyendra Nath Dasgupta to Hiralal Dasgupta


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(v)	Original Regd. Development Agreement	01.02.2016	No.00279 01.02.2016	Asish Dasgupta & others with M/s. Perfect Enterprise
(vi)	Original Regd. Development Power of Attorney	01.02.2016	No.00280 01.02.2016	Asish Dasgupta & others to M/s. Perfect Enterprise
(vii)	Copy of Legal Heir certificate of Bharati Dasgupta	03.02.2003		Chairman, Rajpur Sonarpur Municipality
(viii)	Copy of Death certificate of Rekha Dasgupta	19.01.2016		Kolkata Municipal Corporation
(ix)	Copy of Death Certificate of Bharati Dasgupta	30.07.2001		Kolkata Municipal Corporation
(x)	Copy of Death Certificate of Hiralal Dasgupta	16.01.2003		Kolkata Municipal Corporation
(xi)	Copy of Municipal Tax Bill in the name of Rekha Dasgupta and others	28.08.2019	tax paid up to 4 th quarter 2019	Rajpur Sonarpur Municipality
(xii)	Copy of Municipal Assessment Book in the name of Rekha Dasgupta and others	07.06.2011		Rajpur Sonarpur Municipality


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(xiii)	Copy of 5 nos. L.R. Record of Rights in the name of Rekha Dasgupta and 4 others	L.R. Khatian No.2281, 2278, 2277, 2279, 2280, L.R. dag No.84, Mouza Laskarpur, P.S. Sonarpur, Dist. South 24 Parganas Revenue Department
(xiv)	Copy Agreement of Sale for 09.12.2019	Asish Dasgupta and 3 others. owners, through their attorney and M/s. Perfect Enterprise with Anita Mondal and Priya Ranjan Mondal
15.	Tracing of chain of title in favour of the Mortgagor / Owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates.	The part of the property under investigation measuring more or less 5.5 decimal was purchased by Bharati Dasgupta from Kauser Ali Mondal and others by a Regd. Deed of Sale No.7573/1967. Bharati Dasgupta also purchased 5.5 decimal land from Ramendra Narayan Deb and Latika Rani Basu Roychowdhury by a regd. deed of sale no.4333/1968. That Bharati Dasgupta also purchased 6 Chhatak 42 Sq. ft. landed property from Ramesh Chandra Deb by a Regd. Deed of Sale No.4329/1968. Bharati Dasgupta died intestate on 30.07.2001 leaving behind her only legal heir i.e. her husband Satyendra Nath Dasgupta, who alone inherited the property of the deceased. Satyendra Nath Dasgupta in the year 2003 by a Regd. Deed of Gift No.3785 gifted 11 decimal land which is the property under


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investigation to Hiralal Dasgupta his brother, who accepted the gift and became absolute owner of the property.

Hiralal Dasgupta died intestate on 16.12.2003 leaving behind his wife Rekha Dasgupta and 3 sons Asish, Subhasish and Debasish and one daughter Bannya Majumdar nee Dasgupta.

Subsequently, Rekha Dasgupta died intestate on 19.01.2016 leaving behind the aforesaid sons and daughter and they inherited the property of the deceased.

That by the aforesaid manner the property under investigation was inherited by Asish Dasgupta, Subhasish Dasgupta and Debasish and Bannya Majumdar nee Dasgupta.

The aforesaid owners decided to construct a multi storeyed building, entered into an agreement with M/s. Perfect Enterprise the developer to complete the project as per sanctioned plan of the Municipality and the owners have also executed a registered power of attorney in favour of the said developer to do all acts on their behalf including sale of the flats etc.

Anita Mondal and Priya Ranjan Mondal have entered into an agreement with the aforesaid owners and the developer for purchase of the flat referred above.

16. **Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify.**

There is no doubt/suspicion about the genuineness of the original title deeds and other relevant documents as referred in Column No.11 and 14 of this report.


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17.

The final certificate of Advocate confirming that the title of the property (s) to be mortgaged is examined by him and the same is / are clear and marketable.

A search in respect of the property under investigation was conducted in the Office of District Registrar Alipore and Additional District Sub-Registrar Sonarpur and Kolkata for the last 30 years since 01.01.1989 to February 2020 but no adverse entry was found affecting the right, title, interest of the present owners.

Sri Ashis Dasgupta, Subhasish Dasgupta, Debasish Dasgupta, Bannya Majumdar nee Dasgupta the present absolute owners of the property under investigation have a good and clear marketable title over the said property.

On perusal of the aforesaid SEARCH REPORT and the documents referred above, I am the opinion.

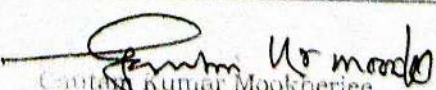
1. From the records it is clear confirm and I hereby certify that the chain of title of the property is quite clear and unambiguous.

2. I certify that the Original Regd. Deed of ~~the property~~ ^{the property} ~~which will be executed~~ ^{which will be executed} and registered by ~~Ashis Dasgupta~~ ^{Ashis Dasgupta} ~~2002~~ ²⁰⁰² ~~and my s. perfect~~ ^{and my s. perfect} ~~to be deposited for creation of~~ ^{to be deposited for creation of} equitable mortgage is to be verified for its genuineness before creation of mortgage.

3. I personally visited the concerned Registry office and conducted 30 years search and hereby certify that the subject property is free from all sorts of encumbrances, charges, liabilities, liens and attachment of any kind and it is absolutely clear and marketable.

4. Further I also certify that the property is enforceable under SARFAESI Act, 2002

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Advocate
Judges' Court, Howrah-711101


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Advocate
Judges' Court, Howrah-711101

and no permission under Urban Land Ceiling & Regulation Act.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document in addition to the documents available.

Original Regd. Deed of sale which will be executed by and registered by Asish Dasgupta and 3 others, owners through their attorney and M/s. Perfect Enterprise, developer in favour of Anita Mondal and Priya Ranjan Mondal.

19. Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property (s) in Co-op. Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc. is required.

No additional formalities to be completed by the proposed mortgagor.

additional documents to be deposited :-

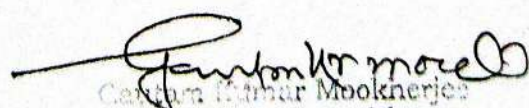
(i) Copy of Regd. Deed of Sale No.7573 dt.25.07.1967 recorded in the office of SR Baruiপুর executed by Kausar Ali Mondal and others to Bharati Dasgupta.

(ii) Copy of Regd. Deed of Sale No.4337 dt.02.07.1968 recorded in the office of Registrar, Alipur, executed by Ramendra Narayan Deb and Latika Rani Basu Roychowdhury to Bharati Dasgupta.

(iii) Copy of Regd. Deed of Sale No.4329 dt.02.07.1968 recorded in the office of Registrar, Alipur, executed by Ramesh Chandra Deb to Bharati Dasgupta.

(iv) Copy of Regd. Deed of Gift No.3785 dt.24.03.2003 recorded in the office of ADSR Baruiপুর executed by Satyendra Nath Dasgupta to Hiralal Dasgupta.

(v) Copy of Regd. Development Agreement No.00279 dt.01.02.2016 recorded in the office of ADSR Garia executed by Asish Dasgupta, Subhasish Dasgupta, Debasish Dasgupta, Banani Majumdar nee Dasgupta with M/s. Perfect Enterprise.


Chandra Kumar Mookherjee
Advocate

Judicial Court, Howrah-711101

(vi) Copy of Regd. Development Power of Attorney No.00280 dt.01.02.2016 recorded in the office of ADSR Garia executed by Asish Dasgupta, Subhasish Dasgupta, Debasish Dasgupta, Banani Majumdar nee Dasgupta to M/s. Perfect Enterprise.

(vii) Original agreement for sale dt.09.12.2019.

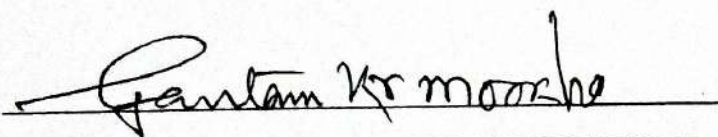
(viii) Copy of Municipal Tax Bill

(ix) Copy of 5 Nos. L.R. Record of Rights.

(x) Copy of 3 nos. Death Certificates

(xi) Copy of Municipal Assessment Book.

(xii) Copy of Legal Heir Certificate.



GAUTAM KUMAR MOOKHERJEE

ADVOCATE

Date : 29.02.2020

Gautam Kumar Mookherjee
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Judges' Court, Howrah-711101