

**Suprio Ghosh**, Advocate,

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Chamber & Residence:

**SARADA APARTMENT,**

Opp: Collegepara Sishu Uddyan,

Ashutosh Mukherjee Road,

Collegepara, Siliguri – 734 001.

Ref:.....

Date: 12.09.2024

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ANNEXTURE –B                                                                                                                                                            |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | a) Name of the Branch / BU/ Office seeking opinion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATE BANK OF INDIA, SME Branch, SHANTI SQUARE BUILDING, 2 <sup>nd</sup> Mile, Sevoke Road, Siliguri, District – Darjeeling.                                            |
|    | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sl. No. _____, dated _____;                                                                                                                                             |
|    | c) Name of the Borrower:<br><br>SURAJ BUILDCON PRIVATE LTD., a Private Limited Company, having its office at 2½ Mile, Sevoke Road, Post Office – Sevoke Road, Police Station – Bhaktinagar, Pin – 734 001, District – Jalpaiguri.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                         |
| 2. | a) Type of Loan:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CC                                                                                                                                                                      |
|    | b) Type of Property:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Commercial space                                                                                                                                                        |
| 3. | a) Name of the unit / concern/ company person offering the property(ies) as security                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SURAJ BUILDCON PRIVATE LTD., a Private Limited Company,                                                                                                                 |
|    | b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SURAJ BUILDCON PRIVATE LTD., a Private Limited 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 crore):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rs.                                                                                                                                                                     |
| 5. | Complete or full description of the immoveable property (ies) offered as security including the following details:<br><br>ALL THAT piece or parcel of Shop rooms measuring 10230 square feet carpet area, 11060 square feet Built-up area, in the Second floor, out of a Revised Lower Ground + Upper ground + 5 (five) storied commercial-cum-nursing home Building, along with proportionate undivided share of land out of total land measuring 1.97 acres, appertaining to and forming part of R. S. Plot No. 99/312 & 99/314, corresponding to L. R. Plot Nos. 506, 508 & 500, recorded in R. S. Khatian No. 33/1, corresponding to L. R. Khatian No. 696, 697 & 693, situated within Mouza – Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 5 (R.S.) & 2 (L.R.), Pargana – Baikunthapur, within Ward No. 42 of Siliguri Municipal Corporation, Police Station – Bhaktinagar, District – Jalpaiguri. |                                                                                                                                                                         |
|    | (a) Survey No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | R. S. Plot No. 99/312 & 99/314, corresponding to L. R. Plot Nos. 506, 508 & 500, recorded in R. S. Khatian No. 33/1, corresponding to L. R. Khatian No. 696, 697 & 693; |
|    | (b) Door No.(incase of house property)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Holding No. VL/100/C/6 & VL/100/D/110;                                                                                                                                  |
|    | (c) Extent / area including plinth / built up area in case of house property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Shop rooms,                                                                                                                                                             |



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(d) Location like name of place, village, city, registration, sub-district etc. Boundaries:

Within Mouza – Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 5 (R.S.) & 2 (L.R.), Pargana – Baikunthapur, within Ward No. 42 of Siliguri Municipal Corporation, Police Station – Bhaktinagar, District – Jalpaiguri. The said land & Building is butted and bounded as follows:-

NORTH : By the land of Sevoke Estate Private Ltd.;

SOUTH : By the land of Ratan Behani & Suraj Buildcon Private Ltd.;

EAST : By the NH-31;

WEST : By the Plot No. 319, 320 & 100;

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.

| 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.      | 04.01.12 | Deed of Sale, being No. I-90 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | <u>Original</u>                                              | Yes                                                                     |
| 2.      | 04.01.12 | Deed of Sale, being No. I-93 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | Original                                                     | Yes                                                                     |
| 3.      | 04.01.12 | Deed of Sale, being No. I-94 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | Original                                                     | Yes                                                                     |
| 4.      | 04.01.12 | Deed of Sale, being No. I-95 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | Original                                                     | Yes                                                                     |
| 5.      | 04.01.12 | Deed of Sale, being No. I-96 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | Original                                                     | Yes                                                                     |
| 6.      | 06.01.12 | Deed of Sale, being No. I-97 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | Original                                                     | Yes                                                                     |
| 7.      | 06.01.12 | Deed of Sale, being No. I-99 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;  | Original                                                     | Yes                                                                     |
| 8.      | 06.01.12 | Deed of Sale, being No. I-100 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj; | Original                                                     | Yes                                                                     |



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|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----|
| 9. | 06.01.12 | Deed of Sale, being No. I-102 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 10 | 06.01.12 | Deed of Sale, being No. I-104 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 11 | 06.01.12 | Deed of Sale, being No. I-105 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 12 | 06.01.12 | Deed of Sale, being No. I-106 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 13 | 06.01.12 | Deed of Sale, being No. I-107 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 14 | 06.01.12 | Deed of Sale, being No. I-108 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 15 | 06.01.12 | Deed of Sale, being No. I-109 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                               | Original       | Yes |
| 16 | 02.05.12 | Deed of Sale, being No. I-3501 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                              | Original       | Yes |
| 17 | 02.05.12 | Deed of Sale, being No. I-3502 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;                              | Original       | Yes |
| 18 | 09.03.59 | Deed of Sale, being No. I-1207 of 1959 (chain Deed), registered with the office of the District Sub-Registrar, Jalpaiguri;                         | Photocopy      | No  |
| 19 |          | R. S. Khatian; vide Khatian No. 33/1, R. S. Plot No. 99/3-12 of Mouza – Dabgram, Sheet No. 5, in the name of Joydhar Singh;                        | Photocopy      | No  |
| 20 | 26.08.16 | Legal heirs Affidavit of Joydhar Singh, duly sworn by SRI BHARAT CHANDRA ROY before the Executive Magistrate, Siliguri;                            | Photocopy      | No  |
| 21 | 14.07.20 | L. R. Khatian, vide Khatian No. 696 & 697; L. R. Plot No. 506, 508 & 497 of Mouza – Dabgram, Sheet No. 2, in the name of SURAJ BUILDCON PVT. LTD., | Certified copy | No  |
| 22 |          | L. R. Khatian, vide Khatian No. 693; L. R. Plot No. 500 of Mouza – Dabgram, Sheet No. 2, in the name of KAMAKHYA INFRAREALTY PVT. LTD.,            | Certified copy | No  |
| 23 | 17.05.24 | Conversion certificate, vide Conversion Case No. CN/2024/0701/939, Office Memo No. 167/LMS-11/DLLRO/JAL/24, dated 17.05.2024;                      | Original       | Yes |
| 24 | 03.05.24 | Conversion certificate, vide Conversion Case No. CN/2024/0701/938, Office Memo No. 152/LMS-                                                        | Original       | Yes |



|                                                                                                                          |                                                                                                                                                               |
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|    |                                                                                                                                                                                                | 11/DLLRO/JAL/24, dated 17.05.2024;                                                                                                                                                                                                       |                                                 |     |
| 25 | 08.10.21                                                                                                                                                                                       | Conversion certificate, vide Conversion Case No. CN/2021/0701/1363, Office Memo No. 241/LMS-11/DLLRO/JAL/21, dated 08.10.2021;                                                                                                           | Original                                        | Yes |
| 26 | 29.04.24                                                                                                                                                                                       | Land Revenue Receipt – 3 (three) Nos. showing payment upto 1431 B.S.;                                                                                                                                                                    | Photocopy                                       | No  |
| 27 | 24.02.24                                                                                                                                                                                       | Holding Tax Receipt, bearing Holding No. VL/100/C/6, showing payment upto 4 <sup>th</sup> Qtr of 2024-25;                                                                                                                                | Original                                        | Yes |
| 28 | 24.04.24                                                                                                                                                                                       | Holding Tax Receipt, bearing Holding No. VL/100/D/110, showing payment upto 4 <sup>th</sup> Qtr of 2024-25;                                                                                                                              | Original                                        | Yes |
| 29 | 17.07.23                                                                                                                                                                                       | Revised lower ground + upper ground + 5 (five) storied commercial-cum-Nursing home as per approved Building Plan, vide Plan No. 18, dated 17.07.2023, duly sanctioned by Siliguri Municipal Corporation on 22.12.2023;                   | Original                                        | Yes |
| 30 |                                                                                                                                                                                                | MOA & AOA of SURAJ BUILDCON PRIVATE LTD.,                                                                                                                                                                                                | Photocopy                                       | No  |
| 31 | 04.07.18                                                                                                                                                                                       | Order dated 04.07.2018 passed by the Ld. National Company Law Tribunal, Kolkata Bench, regarding merger of KAMAKHYA INFRAREALTY PRIVATE LTD., NILKAMAL VINIMAY PRIVATE LTD. & MADHU VYAPAR PRIVATE LTD., with SURAJ BUILDCON PRIVATE LTD | Original                                        | Yes |
| 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?                 |                                                                                                                                                                                                                                          | Yes                                             |     |
|    | 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. | 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 comments/findings in this regard.                                               |                                                                                                                                                                                                                                          | Yes                                             |     |
|    | 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                                              |     |
|    | 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?                                                                                                   |                                                                                                                                                                                                                                          | Additional District Sub-Registrar, Bhaktinagar; |     |



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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | b) Whether it is possible to have registration of documents in respect to the property in question, at more than one office of sub –registrar/ district registrar / registrar-general. If so, please name all such offices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Registrar of Assurance – III at Kolkata, District Sub-Registrar, Jalpaiguri, Additional District Sub-Registrar, Bhaktinagar, Additional District Sub-Registrar, Rajganj & Additional District Sub-Registrar, Jalpaiguri. |
|    | c) Whether search has been made at all the offices named as (b) above?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | YES                                                                                                                                                                                                                      |
|    | d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple little documents in respect of the property in question?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No                                                                                                                                                                                                                       |
| 10 | <p>(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. And 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.</p> <p>In case of property offered as security for loans of Rs. 1 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used):</p> <p>It appears from the records and documents forwarded that one SRI BHAGIRATH AGARWALA, son of Sri Tarachand Agarwala acquired a plot of land measuring 2.08 acres, in part of R. S. Plot No. 99/314, recorded in R. S. Khatian No. 33 (old); 33/1 (new) of Mouza – Dabgram, Sheet No. 4 (C. S.); 5 (R.S.), by virtue of a Deed of Sale, duly executed by SRI PARASH MONI PRADHAN, son of Late Purna Narayan Pradhan, registered with the office of the District Sub-Registrar, Jalpaiguri on 09.03.1959 and the said document was recorded in Book No. I, Volume No. 24, at pages from 46 to 48, being No. I-1207, for the year 1959.</p> <p>Thereafter, above named SRI BHAGIRATH AGARWALA &amp; BHAGIRATH AGARWAL sold and transferred a plot of land measuring 0.70 acres or 70 decimals to and in favour of KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 02.05.2012 and the said document was recorded in Book No. I, C. D. Volume No. 10, at pages from 3859 to 3879, being No. I-3501, for the year 2012.</p> <p>Subsequently, above named SRI BHAGIRATH AGARWALA &amp; BHAGIRATH AGARWAL sold and transferred another plot of land measuring 0.05 acres or 5 decimals to and in favour of KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 02.05.2012 and the said document was recorded in Book No. I, C. D. Volume No. 10, at pages from 3880 to 3900, being No. I-3502, for the year 2012.</p> |                                                                                                                                                                                                                          |



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It is to be mentioned here that by virtue of 2 (two) separate Deed of Sale, above named KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company acquired altogether plot of land measuring 0.75 acres or 75 decimals in its khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Subsequently, record of right was prepared for the said land measuring 0.75 acres in the name of KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company in the newly published L. R. Khatian; vide Khatian No. 693, L. R. Plot No. 500 of Mouza – Dabgram, Sheet No. 2. Thereafter, above named KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company converted the classification of land from Danga to commercial Bastu, vide Conversion Case No. CN/ 2021/0701/1363, Office Memo No. 241/LMS-11/DLLRO/JAL/21, dated 08.10.2021.

AND WHEREAS, above named KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company also mutated its name with Holding Registrar of Siliguri Municipal Corporation, bearing Holding No. VL/100/D/110.

AND WHEREAS, one SRI JAYDHAR SINGH, son of Late Sero Singh Roy was the recorded owner of a plot of land measuring 4.94 acres, in part of R. S. Plot No. 99/312, recorded in R. S. Khatian No. 33/1 of Mouza – Dabgram, Sheet No. 5, having 16 (sixteen) annas share in his khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Thereafter, above named JAYDHAR SINGH died intestate on 27.08.2002 and his wife, DINESWARI ROY died in the year 1974, leaving behind them, their son, SRI BHARAT CHANDRA ROY, one married daughter, SMT. ANDHARI ROY and one grandson, SRI SUJIT ROY (son of predeceased daughter, PRATIBESHI ROY) as their only legal heirs and/ or successors to inherit their estates as per provisions of Hindu Successions Act, 1956.

It is to be mentioned here that above named SRI BHARAT CHANDRA ROY sworn an Affidavit before the Executive Magistrate, Siliguri, vide Sl. No. 161, dated 26.08.2016 regarding legal heirs of JOYDHAR ROY.

AND WHEREAS, above named SRI BHARAT CHANDRA ROY, SMT. ANDHARI ROY and SRI SUJIT ROY thereafter jointly sold and transferred:-

- 1) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 04.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1320 to 1342, being No. I-90, for the year 2012.
- 2) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON



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- PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 04.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1389 to 1411, being No. I-93, for the year 2012.
- 3) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 04.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1412 to 1434, being No. I-94, for the year 2012
- 4) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 04.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1435 to 1457, being No. I-95, for the year 2012.
- 5) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 04.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1458 to 1480, being No. I-96, for the year 2012.
- 6) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1481 to 1502, being No. I-97, for the year 2012.
- 7) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1525 to 1546, being No. I-99, for the year 2012.
- 8) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1547 to 1568, being No. I-100, for the year 2012.
- 9) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was



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recorded in Book No. I, C. D. Volume No. 1, at pages from 1591 to 1612, being No. I-102, for the year 2012.

10) A plot of land measuring 2 (two) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1657 to 1678, being No. I-104, for the year 2012.

11) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1635 to 1656, being No. I-105, for the year 2012,

12) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1679 to 1700, being No. I-106, for the year 2012.

13) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1701 to 1722, being No. I-107, for the year 2012.

14) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1723 to 1744, being No. I-108, for the year 2012.

15) A plot of land measuring 6 (six) kathas to and in favour of SURAJ BUILDCON PRIVATE LTD., by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Rajganj on 06.01.2012 and the said document was recorded in Book No. I, C. D. Volume No. 1, at pages from 1745 to 1766, being No. I-109, for the year 2012.

It is to be mentioned here that by virtue of 15 (fifteen) separate Deed of Sale, above named SURAJ BUILDCON PRIVATE LTD. acquired altogether plot of land measuring 86 (eighty-six) kathas or 1.42 acres, in its khas, actual and physical possession, having



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| <p>permanent, heritable and transferable right, title and interest therein.</p> <p>Thereafter, record of right was prepared for the said land alongwith some other plots of land in the name of SURAJ BUILDCON PRIVATE LTD. in the newly published L. R. Khatian; vide Khatian No 696 &amp; 697, L. R. Plot No. 506, 500 &amp; 508 of Mouza – Dabgram, Sheet No. 2.</p> <p>Subsequently, above named SURAJ BUILDCON PRIVATE LTD. converted the classification of land from Danga/ Bastu to Commercial Bastu, vide Conversion Case No. CN/ 2024/0701/939, Office Memo No. 167/LMS-11/DLLRO/JAL/24, dated 17.05.2024 and Conversion Case No. CN/ 2024/0701/938, Office Memo No. 152/LMS-11/DLLRO/JAL/24, dated 17.05.2024;</p> <p>Thereafter, above named SURAJ BUILDCON PRIVATE LTD. also mutated its name for the said property with the Holding Registrar of Siliguri Municipal Corporation, bearing Holding No. VL/100/C/6 of Ward No. 42.</p> <p>AND WHEREAS, above named SURAJ BUILDCON PRIVATE LTD and KAMAKHYA INFRAREALTY PRIVATE LTD. amalgamated their land into a single plot of land and constructed lower ground + upper ground + 5 (five) storied commercial-cum-Nursing home as per approved Building Plan, vide Plan No. 18, dated 17.07.2023, duly sanctioned by Siliguri Municipal Corporation on 22.12.2023.</p> <p>It is to be mentioned here that as per order dated 04.07.2018 passed by the Ld. National Company Law Tribunal, Kolkata Bench, KAMAKHYA INFRAREALTY PRIVATE LTD., NILKAMAL VINIMAY PRIVATE LTD. &amp; MADHU VYAPAR PRIVATE LTD., merged with SURAJ BUILDCON PRIVATE LTD.</p> <p>AND WHEREAS, above named SURAJ BUILDCON PRIVATE LTD. sold and transferred some portion of land and now approached State Bank of India for obtaining business loan by creating registered mortgage of Shop rooms measuring 10230 square feet carpet area, 11060 square feet Built-up area , in the Second floor, out of a Revised Lower Ground + Upper ground + 5 (five) storied commercial-cum-nursing home Building, along with proportionate undivided share of land out of total land measuring 1.97 acres, appertaining to and forming part of R. S. Plot No. 99/312 &amp; 99/314, corresponding to L. R. Plot Nos. 506, 508 &amp; 500, recorded in R. S. Khatian No. 33/1, corresponding to L. R. Khatian No. 696, 697 &amp; 693, situated within Mouza – Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 5 (R.S.) &amp; 2 (L.R.), Pargana – Baikunthapur, within Ward No. 42 of Siliguri Municipal Corporation, Police Station – Bhaktinagar, District – Jalpaiguri.</p> |                               |
| <p>a) Wherever Minor's interest or other clog on title is</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Minors interest is not</p> |



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|    | <p>involved, search should be made for a further period, depending on the need for clearance of such clog on the title.</p> <p>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 (thirty) years is mandatory.</p> | <p>there;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | <p>b) 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.</p>                                                                    | <p>Not applicable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 11 | <p>a) Nature of Title of the intended Mortgagor over the property (whether full ownership rights, Leasehold rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Guarantee / Allottee etc.).</p>                                                                                                     | <p>Ownership</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|    | <p><b>If ownership rights:-</b></p>                                                                                                                                                                                                                                                                          | <p>Yes</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|    | <p>a) Details of the conveyance documents.</p>                                                                                                                                                                                                                                                               | <p>a. Deed of Sale, being No. I-90 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>b. Deed of Sale, being No. I-93 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>c. Deed of Sale, being No. I-94 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>d. Deed of Sale, being No. I-95 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>e. Deed of Sale, being No. I-96 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>f. Deed of Sale, being No. I-97 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>g. Deed of Sale, being No. I-99 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>h. Deed of Sale, being No. I-100 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>i. Deed of Sale, being No. I-102 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>j. Deed of Sale, being No. I-104 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>k. Deed of Sale, being No. I-105 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br/>l. Deed of Sale, being No. I-106 of 2012, registered with the office of the Additional District Sub-Registrar,</p> |



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|                                                                                                                                                | Rajganj;<br>m. Deed of Sale, being No. I-107 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br>n. Deed of Sale, being No. I-108 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br>o. Deed of Sale, being No. I-109 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br>p. Deed of Sale, being No. I-3501 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;<br>q. Deed of Sale, being No. I-3502 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj; |                |
| r. Whether the document is properly stamped.                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes            |
| s. Whether the document is properly registered.                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes            |
| <b>If leasehold, whether:-</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No             |
| a) The Lease Deed is duly stamped and registered.                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not applicable |
| b) The Lessee is permitted to mortgage the Leasehold.                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 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 the 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             |
| a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not applicable |
| b) The mortgagor is competent to create charge on such property                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not applicable |
| c) 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             |
| a) Such right is heritable and transferable                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not applicable |



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|    | b) Mortgage can be created;                                                                                                                                                  | Not applicable |
| 12 | <b>Has the property been transferred by way of Gift/ Settlement Deed:-</b>                                                                                                   | 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 Deed transfers the property to Donee;                                                                                                                            | Not applicable |
|    | d) Whether there is any restriction on the Donor in executing the gift/ settlement deed in question;                                                                         | Not applicable |
|    | e) Whether the Donee has accepted the gift by signing the Gift Deed or by a separated writing or by implication or by actions;                                               | Not applicable |
|    | f) Whether the Donee is in possession of the gifted property;                                                                                                                | Not applicable |
|    | g) 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 |
|    | h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.                                                                             | Not applicable |
| 13 | <b>Has the property been transferred by way of partition/ family settlement deed:-</b>                                                                                       | No             |
|    | a) 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                                                                                                                                        | Not applicable |
|    | c) Whether the mortgagor is in possession and enjoyment of his share.                                                                                                        | Not applicable |
|    | d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.                                                                   | Not applicable |
|    | e) In respect of partition by a 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 | <b>Whether the title documents include any testamentary documents/ wills?</b>                                                                                                | NO             |
|    | (a) In case of will, whether the will is registered will or unregistered will?                                                                                               | 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 |



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|    | (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 bill in question is the last and final bill of the testator?                                                                                                                                          | Not applicable                                                                |
|    | (g) Comments on the circumstances, such as the availability of the declaration by all the beneficiaries about the genuineness/ validity of the will, etc., which are relevant to rely on the will, availability of the mother/ original Title Deeds are to be explained. | Not applicable                                                                |
| 15 | <b>Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/ other institution.</b>                                                                                                                                                | NO                                                                            |
|    | (a) Any restriction in creation of charges on such property?                                                                                                                                                                                                             | NO                                                                            |
|    | (b) Precautions / permissions, if any in respect of the above cases for creation of mortgage?                                                                                                                                                                            | NO                                                                            |
| 16 | a) Whether the property is a HUF/ joint family property?                                                                                                                                                                                                                 | NO                                                                            |
|    | b) Whether mortgage is created for family benefit/ legal necessity.<br>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                                                                            |
|    | (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 | <b>If the property is Agricultural land:-</b>                                                                                                                                                                                                                            | No, classification of land is commercial Bastu as per Conversion certificate. |



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|    | (a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation /enforcement of mortgage.                                                                                                                  | Not applicable                                       |
|    | (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 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.                                                                                                                                                                                   | No                                                   |
| 20 | (a) Whether the property is subject to any pending or proposed land acquisition proceedings?                                                                                                                                                                   | No such information given by acquisition department. |
|    | (b) Whether any search/ enquiry is made with the Land Acquisition Office and the outcome of such search/ enquiry.                                                                                                                                              | YES                                                  |
| 21 | (a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?                                                                                                                                                     | No, Court certificate is enclosed herewith.          |
|    | (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.                                        | NO                                                   |
| 22 | (a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?                                                                                                                                                 | No                                                   |
|    | (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/have authority to create mortgage for and on behalf of the firm.                                                                                                                                               | - Not applicable                                     |



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| 23 | a) Whether the Property belonging to Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc. .                                                                                                                                                 | Yes, ROC search is there; |
|    | b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited liability Partnership (LLP) firm?                                                                                                                                                                                                                                                                                         | Not applicable            |
|    | b) 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)?                                                                                                                                                                                                                  | Not applicable            |
|    | b) 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)?                                                                                                                                                                                                                                                                    | Not applicable            |
|    | b) iv) 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 borrower 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 any 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 irrecoverable as per law.                                                                                                                                            | Not applicable            |
|    | (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 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            |
|    | (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.                                                                                                                                                                                                                                                                                                 | Not applicable            |
|    | (e) In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.                                                                                                                                                                                                                                                                                                                     | Not applicable            |



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|    | i. Whether the original POA is verified and the title investigation is done on the basis of original POA?                                                                                                                                                         | Not applicable                                                                                                                                                                                                         |
|    | 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?                                                                                                                                                                    |                                                                                                                                                                                                                        |
|    | (f) ) whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ?                                                                                                                                   | Not applicable                                                                                                                                                                                                         |
|    | (g) Please comment on the genuineness of POA?.                                                                                                                                                                                                                    | Not applicable                                                                                                                                                                                                         |
|    | (h) 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, whether it is executed | No                                                                                                                                                                                                                     |
| 27 | <b>I. If a property is a flat/ apartment or residential/ commercial complex:-</b>                                                                                                                                                                                 | Yes.                                                                                                                                                                                                                   |
|    | (a) Promoter's/Land owner's title to the land/building                                                                                                                                                                                                            | Land-owners title to the land                                                                                                                                                                                          |
|    | (b) Development Agreement/Power of Attorney                                                                                                                                                                                                                       | Not Applicable                                                                                                                                                                                                         |
|    | (c) Extent of authority of the Developer/builder                                                                                                                                                                                                                  | Not Applicable                                                                                                                                                                                                         |
|    | (d) Independent title verification of the land and/or building in question                                                                                                                                                                                        | Not Applicable                                                                                                                                                                                                         |
|    | (e) Agreement for Sale (duly registered)                                                                                                                                                                                                                          | Not applicable                                                                                                                                                                                                         |
|    | (f) Payment of proper stamp duty                                                                                                                                                                                                                                  | Not applicable                                                                                                                                                                                                         |
|    | (g) Requirement of registration of sale agreement, Development agreement, POA, etc;                                                                                                                                                                               | Not applicable                                                                                                                                                                                                         |
|    | (h) Approval of building plan, permission of appropriate/ local authority, etc. ;                                                                                                                                                                                 | Revised lower ground + upper ground + 5 (five) storied commercial-cum-Nursing home as per approved Building Plan, vide Plan No. 18, dated 17.07.2023, duly sanctioned by Siliguri Municipal Corporation on 22.12.2023. |
|    | (i) Conveyance in favour of Society/condominium concerned                                                                                                                                                                                                         | Not Applicable.                                                                                                                                                                                                        |
|    | (j) Occupancy Certificate/allotment letter/letter of possession                                                                                                                                                                                                   | Construction is in progress                                                                                                                                                                                            |
|    | (k) Membership details in the Society etc. ;                                                                                                                                                                                                                      | Not Applicable.                                                                                                                                                                                                        |
|    | (l) Share Certificates ;                                                                                                                                                                                                                                          | Not Applicable.                                                                                                                                                                                                        |
|    | (m) No Objection Letter from the Society ;                                                                                                                                                                                                                        | Not Applicable.                                                                                                                                                                                                        |



**Suprio Ghosh, Advocate,**

Civil & Criminal Law Practitioner,

Mobile: 94343-28899,

Tele: 0353-243-5233,

Chamber & Residence:

**SARADA APARTMENT,**

Opp: Collegepara Sishu Uddyan,

Ashutosh Mukherjee Road,

Collegepara, Siliguri – 734 001.

Ref:.....

Date:

|    |                                                                                                                                                                                                                        |                                                                                                     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|    | (n) All legal requirements under the local/ Municipal, laws, regarding ownership of flats/ Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;                        | Yes                                                                                                 |
|    | (o) Requirements , for noting the Bank charges on the records of the Housing Society, if any;                                                                                                                          | Not Applicable.                                                                                     |
|    | (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.                                                                                            | Building Plan already submitted.                                                                    |
|    | (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.                                                                                                | Yes.                                                                                                |
|    | II. A) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?                                                                                                                 | No                                                                                                  |
|    | 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                                                                                      |
|    | C) Whether the registered Agreement for sale as prescribed in the above Act/ Rules there under is executed?                                                                                                            | Not applicable                                                                                      |
|    | 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.                                                     | The property is free from all encumbrances and charges whatsoever.                                  |
| 29 | The period covered under the encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any.                                                | From 1994 to 2024 and found that the property is free from all encumbrances and charges whatsoever. |
| 30 | Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?                                                                                         | Upto-date Land Revenue receipt has been given by the borrower.                                      |
| 31 | (a) Urban land ceiling clearance, whether required and if so, details thereon.<br>(b) Whether No Objection Certificate under the Income Tax Act is required / obtained.                                                | NO<br><br>Declaration required from the Borrower.                                                   |
| 32 | a) Details of RTC extracts/ mutation extracts / katha extract pertaining to the property in question.                                                                                                                  | L. R. Khatian is in the name of Borrower                                                            |
|    | b) Whether the name of mortgager is reflected as owner in the revenue/ Municipal/ Village records?                                                                                                                     | Holding Tax Receipt is in the name of Borrower                                                      |



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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 33 | (a) Whether the property offered as security is clearly demarcated?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | YES                                                                                                                                                                                                                   |
|    | (b) Whether the demarcation / partition of the property is legally valid?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes.                                                                                                                                                                                                                  |
|    | (c) Whether the property has clear access as per documents?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes.                                                                                                                                                                                                                  |
| 34 | (A) Whether the property can be identified from the following documents, (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;                                                                                                                                                                                                                                                                                                                          | Yes<br>Holding Tax Receipt                                                                                                                                                                                            |
|    | (B) Discrepancy/ doubtful circumstances, if any, revealed on such scrutiny.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                                                                                                                                    |
| 35 | Whether the documents i.e. the valuation report/ approved sanctioned plans reflect/ indicate any difference / discrepancy in the boundaries in relation to the title documents/ other documents.                                                                                                                                                                                                                                                                                                                                                                           | Revised lower ground + upper ground + 5 (five) storied commercial-cum-Nursing home as per approved Building Plan, vide Plan No. 18, dated 17.07.2023, duly sanctioned by Siliguri Municipal Corporation on 22.12.2023 |
| 36 | a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?                                                                                                                                                                                                                                                                                                                                                                                                                                                            | YES, only after creation of registered mortgage by depositing of original Title Deed.                                                                                                                                 |
|    | b) Property is SARFAESI compliant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                                                                                                                                                                                                   |
| 37 | a) Whether original Title Deeds are available for creation of equitable mortgage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The original Title Deed in the name of SURAJ BUILDCON PRIVATE LTD. required to be                                                                                                                                     |
|    | b) In case of absence of original title deeds, details of legal and other requirement for creation of a proper, valid and enforceable mortgage by deposit of Certified extracts duly certified etc., as also any precaution to be taken by the bank in this regard.                                                                                                                                                                                                                                                                                                        | The original Title Deed of Land-owner is available with Borrower.                                                                                                                                                     |
| 38 | Additional suggestions if any to safeguard the interest of Bank/ ensuring the perfection of security.<br><br>1. A site plan identifying the property in Third floor;<br>2. L. R. Khatian of KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company required to be merged with SURAJ BUILDCON PRIVATE LTD., a Private Limited Company according to court order.<br>3. Holding Tax Receipt of KAMAKHYA INFRAREALTY PRIVATE LTD., a Private Limited Company required to be merged with SURAJ BUILDCON PRIVATE LTD., a Private Limited Company according to court order. |                                                                                                                                                                                                                       |



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|    |                                                                                                                                                                                                                                                                                                                                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | 4. That before sanction and/ or disbursement of Loan in favour of the Borrower, the Bank must physically inspect and ascertain the existence of the said concerned property as on the date;                                                                                                                                        |
| 39 | <p>The specific persons who are required to create mortgage /to deposit documents creating mortgage.</p> <p>SURAJ BUILDCON PRIVATE LTD., a Private Limited Company, having its office at JEEVAN DEEP BUILDING, 2<sup>nd</sup> floor, Sevoke Road, Post Office – Salugara, Police Station – Bhaktinagar, District – Jalpaiguri.</p> |



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Annexure – ‘C’: Certificate of title:

1. I have examined the Original Title Deeds deposited relating to the Schedule property and offered as security by way of registered 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 certify that SURAJ BUILDCON PRIVATE LTD., a Private Limited Company have good right, title and interest in the property.
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 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. In case of loans to housing projects /approval of housing projects or home loans for flats in housing projects, I confirm having made the search of the proposed development site and state that it is not in Prohibited/Regulated area, under “The Ancient Monuments & Archaeological sites and Remains Act 2010” and prior permission has been obtained from NMA (National Monuments Authority), wherever required.
5. 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.
6. The property is free from all encumbrances and charges whatsoever, as could be seen from the Encumbrance Certificate for the period from 1994 to 2024 pertaining to the immovable property/(ies) covered by above said Title Deeds. The property is free from all encumbrances and charges whatsoever,
7. 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).
8. Minor’s interest is not there.
9. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower, SURAJ BUILDCON PRIVATE LTD., a Private Limited Company.
10. I certify that SURAJ BUILDCON PRIVATE LTD., a Private Limited Company have 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 by depositing original Title Deed and the said Mortgage would be enforceable.
11. In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:



|                                                                                                                          |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
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Ref:.....

Date:

|    |          |                                                                                                                            |                |
|----|----------|----------------------------------------------------------------------------------------------------------------------------|----------------|
| 1. |          | Registered mortgage by SURAJ BUILDCON PRIVATE LTD., a Private Limited Company in favour of State Bank of India.            | Original       |
| 2. | 04.01.12 | Deed of Sale, being No. I-90 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 3. | 04.01.12 | Deed of Sale, being No. I-93 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 4. | 04.01.12 | Deed of Sale, being No. I-94 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 5. | 04.01.12 | Deed of Sale, being No. I-95 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 6. | 04.01.12 | Deed of Sale, being No. I-96 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 7. | 06.01.12 | Deed of Sale, being No. I-97 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 8. | 06.01.12 | Deed of Sale, being No. I-99 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;        | Certified copy |
| 9. | 06.01.12 | Deed of Sale, being No. I-100 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 10 | 06.01.12 | Deed of Sale, being No. I-102 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 11 | 06.01.12 | Deed of Sale, being No. I-104 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 12 | 06.01.12 | Deed of Sale, being No. I-105 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 13 | 06.01.12 | Deed of Sale, being No. I-106 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 14 | 06.01.12 | Deed of Sale, being No. I-107 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 15 | 06.01.12 | Deed of Sale, being No. I-108 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 16 | 06.01.12 | Deed of Sale, being No. I-109 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;       | Certified copy |
| 17 | 02.05.12 | Deed of Sale, being No. I-3501 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;      | Certified copy |
| 18 | 02.05.12 | Deed of Sale, being No. I-3502 of 2012, registered with the office of the Additional District Sub-Registrar, Rajganj;      | Certified copy |
| 19 | 09.03.59 | Deed of Sale, being No. I-1207 of 1959 (chain Deed), registered with the office of the District Sub-Registrar, Jalpaiguri; | Photocopy      |
| 20 |          | R. S. Khatian; vide Khatian No. 33/1, R. S. Plot No. 99/312 of Mouza – Dabgram, Sheet No. 5, in the name of Joydhar Singh; | Photocopy      |
| 21 | 26.08.16 | Legal heirs Affidavit of Joydhar Singh, duly sworn by SRI BHARAT CHANDRA ROY before the Executive Magistrate, Siliguri;    | Photocopy      |



|                                                                                                                          |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
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Date:

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|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 22 | 14.07.20 | L. R. Khatian, vide Khatian No. 696 & 697; L. R. Plot No. 506, 508 & 497 of Mouza – Dabgram, Sheet No. 2, in the name of SURAJ BUILDCON PVT. LTD.,                                                                                        | Certified copy |
| 23 |          | L. R. Khatian, vide Khatian No. 693; L. R. Plot No. 500 of Mouza – Dabgram, Sheet No. 2, in the name of KAMAKHYA INFRAREALTY PVT. LTD.,                                                                                                   | Certified copy |
| 24 | 17.05.24 | Conversion certificate, vide Conversion Case No. CN/2024/0701/939, Office Memo No. 167/LMS-11/DLLRO/JAL/24, dated 17.05.2024;                                                                                                             | Original       |
| 25 | 03.05.24 | Conversion certificate, vide Conversion Case No. CN/2024/0701/938, Office Memo No. 152/LMS-11/DLLRO/JAL/24, dated 17.05.2024;                                                                                                             | Original       |
| 26 | 08.10.21 | Conversion certificate, vide Conversion Case No. CN/2021/0701/1363, Office Memo No. 241/LMS-11/DLLRO/JAL/21, dated 08.10.2021;                                                                                                            | Original       |
| 27 | 29.04.24 | Land Revenue Receipt – 3 (three) Nos. showing payment upto 1431 B.S.;                                                                                                                                                                     | Photocopy      |
| 28 | 24.02.24 | Holding Tax Receipt, bearing Holding No. VL/100/C/6, showing payment upto 4 <sup>th</sup> Qtr of 2024-25;                                                                                                                                 | Original       |
| 29 | 24.04.24 | Holding Tax Receipt, bearing Holding No. VL/100/D/110, showing payment upto 4 <sup>th</sup> Qtr of 2024-25;                                                                                                                               | Original       |
| 30 | 17.07.23 | Revised lower ground + upper ground + 5 (five) storied commercial-cum-Nursing home as per approved Building Plan, vide Plan No. 18, dated 17.07.2023, duly sanctioned by Siliguri Municipal Corporation on 22.12.2023;                    | Original       |
| 31 |          | MOA & AOA of SURAJ BUILDCON PRIVATE LTD.,                                                                                                                                                                                                 | Photocopy      |
| 32 | 04.07.18 | Order dated 04.07.2018 passed by the Ld. National Company Law Tribunal, Kolkata Bench, regarding merger of KAMAKHYA INFRAREALTY PRIVATE LTD., NILKAMAL VINIMAY PRIVATE LTD. & MADHU VYAPAR PRIVATE LTD., with SURAJ BUILDCON PRIVATE LTD. | Photocopy      |

12. There will be no legal impediments for creation of the Mortgage under any applicable law/ Rules in force after depositing the above documents.

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



|                                                                                                                          |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
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Ref:.....

Date:

SCHEDULE OF THE PROPERTY(IES):

ALL THAT piece or parcel of Shop rooms measuring 10230 square feet carpet area, 11060 square feet Built-up area, in the Second floor, out of a Revised Lower Ground + Upper ground + 5 (five) storied commercial-cum-nursing home Building, along with proportionate undivided share of land out of total land measuring 1.97 acres, appertaining to and forming part of R. S. Plot No. 99/312 & 99/314, corresponding to L. R. Plot Nos. 506, 508 & 500, recorded in R. S. Khatian No. 33/1, corresponding to L. R. Khatian No. 696, 697 & 693, situated within Mouza – Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 5 (R.S.) & 2 (L.R.), Pargana – Baikunthapur, within Ward No. 42 of Siliguri Municipal Corporation, Police Station – Bhaktinagar, District – Jalpaiguri. The said land is butted and bounded as follows:-

NORTH : By the land of Sevoke Estate Private Ltd.;  
SOUTH : By the land of Ratan Behani & Suraj Buildcon Private Ltd.;  
EAST : By the NH-31;  
WEST : By the Plot No. 319, 320 & 100;

Place: Siliguri,

  
(SUPRIO GHOSH)  
Advocate, Siliguri.