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Date: 27.01.2021

NON-ENCUMBRANCES CERTIFICATE & DETAILED REPORT ON TITLE

PROPERTY DETAIL:

ALL THAT two storied brick built messuage tenement and/or dwelling house, net cemented flooring, around 41 years old, partially occupied by tenant, together with piece and parcel of land contained an area of 3 Cottah, 32 Sq. ft. a more or less, containing a super built-up area of 2800 Sq. ft. more or less lying and situated at being Premises No. 570/1, Lake Gardens, Wrd no. 93, within the limits of the Kolkata Municipal Corporation, Assessee No. 210930805518, Police Station- Lake, Post Office- Lake Gardens, Kolkata-700045.

PRESENT OWNER OF THE PROPERTY:

The current owner of the property is Ms. Sudipa Bose. I have performed the necessary searches through online portal at the office of the Additional District Sub Registrar at Alipore, District Sub Registrar-I, South 24 Parganas and Additional Registrar of Assurances, Kolkata for the period spanning 1991 to 2021 and also did the litigation search through the Ld. 8th Judge (Sr. Div) in the Court at Alipore & Ld. 3rd Judge (Jr. Div) in the court at Alipore for the period of 12 years (2010-2021) in respect of any Title Suit and Money Suit.

DETAILED REPORT

I have reviewed copies of the relevant documents referring to the aforesaid premises, and state as follows:

THAT by a Deed of Conveyance dated 24.11.1964, the Bangur Land Development Corporation Limited, a joint stock Company with limited liability incorporated under the Indian Companies Act, and having its registered office at No.14, Netaji Subhash Road, in the town of Calcutta, indefeasibly sold, transferred and conveyed a piece and parcel of vacant land hereditament premises measuring about 3 Cottah and 32 Square feet being plot no.14 of North Block "D" in Bangur Park formerly known as Lake Colony Scheme No. 1, being portion of Premises No. 162, Prince Anwar Shah Road, within the limit of Calcutta Corporation, P.S.- Tollygunge, Sub Registry Office Alipore in the District of 24, Parganas and thereafter the said

Ela Sanyal
ELA SANYAL
ADVOCATE
CALCUTTA

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property known as Premises No.162/D/570/1, Lake Gardens, P.S-Tollygunge, Calcutta -700045 at present Premises No. 570/1 Lake Gardens, Police Station - Lake, Post Office -Lake Gardens, Ward No.93, Kolkata 700045 to Prafulla Chandra Barman which was registered at the Sub-Registration Office at Alipore, Dist: 24 Parganas and recorded in Book No. 1, Volume No. 148, Pages 279 to 287, Being No. 8729 for the Year 1964.

THAT the said Prafulla Chandra Barman while seized and possessed of and otherwise well and sufficiently entitled to the said plot of land being Premises No. 162/D/570/1, Lake Gardens, P.S Tollygunge, Calcutta 700045 at present Premises No. 570/1, Lake Gardens, Police Station - Lake, Post Office - Lake Gardens, Ward No.93, Kolkata 700045 sold, conveyed and transferred the said property to one Suchitra Bhattacharya, the mother of the Mrs. Sumita Basu & Ms. Sudipa Bose, by virtue of an Deed of Sale dated 07.01.1977 and the said Deed was registered at the Office of the Registrar of Alipore at Alipore, Dist. 24 Parganas and registered in Book No. I, Volume No. 8, Pages 52 to 59, Being No. 73 for the year 1977.

THAT the said Suchitra Bhattacharya, the mother of the Mrs. Sumita Basu & Ms. Sudipa Bose, while seized and possessed of and otherwise well and sufficiently entitled to the said plot of land being Premises No. 162/D/570/1, Lake Gardens, P.S.-Tollygunge, Calcutta- 700045 at present Premises No. 570/1, Lake Gardens, Police Station - Lake, Post Office -Lake Gardens, Ward No.93, Kolkata 700045 constructed a two storied building upon the said land, consisting of several rooms, kitchens and bathrooms with staircase after purchase of the said property in the year 1977.

THAT the said Suchitra Bhattacharya, being the sole and absolute owner, while seized and possessed of and otherwise well and sufficiently entitled to the said plot of land and building, being Premises No 162/D/570/1, Lake Gardens, P.S.-Tollygunge, Calcutta - 700045 at present Premises No. 570/1, Lake Gardens, Police Station - Lake, Post Office - Lake Gardens, Ward No. 93, Kolkata 700045 executed a Will on 26.08.2004 where she bequeathed her said property to her elder daughter Sumita Basu and younger daughter Sudipa Nayar @ Sudipa Bose but did not give anything to her second daughter, Sucheta Chakraborty, but made her the Executrix of her said Will.

THAT the said Suchitra Bhattacharya, the mother of the Mrs. Sumita Basu & Ms. Sudipa Bose, died on 20.10.2006 leaving behind her three daughters viz. Sumita Basu, Sucheta Chakraborty and Sudipa Niar @ Sudipa Bose.

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THAT after the death of the said Suchitra Bhattacharya, the said Sucheta Chakraborty, the second daughter of the deceased Suchitra Bhattacharyya applied the probate of the said Will before the Court of the Learned District Delegate at Alipore, the Learned 1st. Court Civil Judge Senior Division, Alipore, ACT XXXIX Case No. 942 of 2016 (Probate), and the said probate was granted on 16.09.2017.

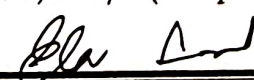
THAT by the said Will of Suchitra Bhattacharyya dated 26.08.2004 the aforesaid Sudipa Niar @ Sudipa Bose got the entire 1st floor and one Garage on the ground with common right of roof, stair case and common and open space of the said property with her elder sister Sumita Basu.

THAT by the said Will of Suchitra Bhattacharyya dated 26.08.2004 the aforesaid Sumita Basu got the rest portion of the ground measuring about 1200 Sq. Ft. Super built up area consisting of (03) Nos. Rooms, (01) Dining Room, (01) Kitchen, (02) Nos. Bath cum privy on the Ground floor with common right of roof, stair case and common and open space of the said property with her younger sister Sudipa Niar @Sudipa Bose.

THAT the said Sumita Basu, the eldest daughter of late Suchitra Bhattacharyya, seized and possessed and became the sole and absolute owner of the said portion of the ground measuring about 1200 Sq. Ft. Super built up area consisting of (03) Nos. Rooms, (01) Dining Room, (01) Kitchen, (02) Nos. Bath cum privy on the Ground floor with common right of roof, stair case and common and open space of the said property, which is free from all encumbrances TOGETHER WITH undivided, indivisible and proportionate share and/or interest in the land underneath the building with common rights and benefits.

THAT the **Mrs. Sumita Basu**, being the Elder Sister of the Ms. Sudipa Bose, out of her own free will and volition and for natural love and affection, executed a Deed of Gift in favour her sister **Ms. Sudipa Bose**, of the said portion, measuring about 805 Sq. Ft. carpet area consisting of 4 nos. rooms, 1 no. Kitchen, and 2 nos. Bath cum-privy, lying & situated at being Premises No. 570/1 Lake Gardens, Ward No. 93, within the limits of Kolkata Municipal Corporation, Police Station - Lake, Post Office - Lake Gardens, Kolkata-700045, which was recorded in Book No. I, Volume No. 1605-2018, Page from 116556 to 116583, Being No. 160503287 for the year 2018 and which was registered at A.D.S.R. Alipore, South 24 Parganas.

THAT for the purpose of stamp duty the said property has been valued at Rs. 4,00,000/- (Rupees Four Lacs), which is also being the present market value.


ELA SANYAL
ADVOCATE
High Court, Calcutta

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That the Court searches; it is hereby certified that there is no litigation (Title Suit or Money Suit) pending in the name of the present owners in respect of the said property Before the Court of Ld. 8th Civil Judge (Sr. Div) at Alipore & Ld. 3rd Civil Judge (Jr. Div) at Alipore. The title search shows that there is no adverse transaction made by the present owner since the purchase of the said property.

The property to be mutated /recorded in the name of Sudipa Bose and as the present owner in the Kolkata Municipal Corporation. The Property taxes in respect of the property has been paid upto date.

It is also hereby certified that the above mentioned property is not affected by restriction of Urban Land (Ceiling & Regulation) Act 1976 and the same is not under claim of CMDA and CIT and it is fit for equitable mortgage. The receipts for the relevant searches are enclosed hereto.

It is hereby certified that the above property is fit for SARFAESI action by the Bank under the SARFEAESI Act, 2002 after the property has been taken into equitable mortgage by the bank.

It is further certified that I have verified the genuineness of the title deed examined by me and that the same is (are) original and not duplicate or fake.

Indicative & illustrative list of documents) to be obtained from the borrower/mortgagor to create valid mortgage in favour of the Bank.

- a. Original Deed of Gift Being No. 160503287 for the year 2018.
- b. Photocopy of Mutation Certificate.
- c. NOC from Kolkata Municipal Corporation.

Signature of the Advocate

ELA SANYAL
ADVOCATE
High Court, Calcutta

No. REGN AA 122917

Receipt for Fees Deposited for Search or Inspection

1817
21/1/21
1991/2003

Serial Number of application.....

Date of application.....

Search for the year (s).....

Name of office to which the record to be searched or inspected relates.....
H.C.D. 111
ADSR Ali pore

Name of person or property to be searched.....
S70/1, Coke Garden

Nature of document.....
W 93. Kh - 45

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
15 Tolly gunge
E. Danyal (ADSR)

From whom received.....

Fees paid under Article —
142

F (1) (i)

F (2) (ii)

F (2)



[illegible]

10. *Signature*

2018

1000

8

...ing Hum. ... to ...

A close-up photograph of a document. On the left side, there is a large, handwritten number '1'. To the right of this, there is a dotted line that curves upwards and to the right, ending with the word 'to'. The background of the document is heavily textured and appears to be a mix of brown and white, possibly due to aging or scanning artifacts. There are also some faint, illegible markings and what looks like a signature or scribble in the upper right area.

No. REGN AA 476458

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 2858
2. Date of application..... 13/11/21
3. Search for the year (s)..... 1991-02
4. Name of office to which the record to be searched or inspected relates..... RM
5. Name of person or property to be searched..... IT
6. Nature of document..... sn
- Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 570/1 Lake Gardens
As Tollygunge
- From whom received..... F. Samyul
- Fees paid under Article —
- (1) (I) 137
- (2) (II)
- (2)

Registrar of



[Faint handwritten notes at the bottom of the page, possibly bleed-through from the reverse side.]

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Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-01-2021

Serial No of Application	1901000642/2021	Search No	1901000642/2021
Search for the Years	From 2002 To 2021	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Lake, , Premises: 570/1, Road: Lake Gardens		
From whom Received	E Sanyal		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 19/-	
Search Result:	No Record Found		

(Mr Debasis Patra)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the ALIPORE (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Sudipa Bose

Date of Application: 13-01-2021

Serial No of Application 1605000193/2021 Search No 1605000193/2021
Search for the Years From 2003 To 2021 Record Available From 08/12/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Lake, , Premises: 570/1, Road: Lake Gardens, Ward: 93
From whom Received ELA SANYAL
Fees Paid under Articles F1(i) 2/- F1(ii) 18/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Lake, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 570/1, Road: Lake Gardens, , Ward: 93, Floor No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Flat/Apartment: 1200 sq.ft.
Deed Details :		Deed No: I-160503287/2018, Query No: 16051000125580/2018, Serial No: 1605003837/2018, Page: 116556 - 116583, Date of Registration: 23/05/2018, Date of Completion: 11/06/2018, Date of Delivery: 15/06/2018		

(Mrs Sukanya Talukdar)

A.D.S.R. ALIPORE

OFFICE OF THE A.D.S.R. ALIPORE



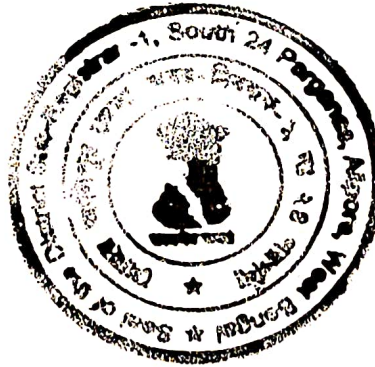
Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-01-2021

Serial No of Application	1601000142/2021	Search No	1601000142/2021
Search for the Years	From 2003 To 2021	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Lake, , Premises: 570/1, Road: Lake Gardens, Ward: 93		
From whom Received	Mrs Ela Sanyal (Adv)		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 18 /-	~
Search Result:	No Record Found		



(Ms Maitreyee Ghosh)

D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



West Bengal Form No. 870



High Court Form No. (M) 55 Civil/ (H) 30 (Criminal) APPLICATION FOR INFORMATION

Serial No. & Date	Name & Resident of Applicant	Name of Information Required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks
1	2	3	4	5	6
09/2021 13/01/21	Ela Sanyal, Advocate, Calcutta High Court, "Delta House" 4 Government Place, 7th Floor, Rm.-H1, Kolkata-700001, W.B.	Before the Ld. <u>8th</u> Court Civil Judge (Sr. Div.) at - <u>Alipore</u> Sub- Please provide me any Money Suit/ Money Execution/ Title Suit/ Title Execution has been filed/ Executed/ Pending against <u>SUDIPA BOSE</u> <u>D/o Late Hiralal Bhattacharya</u> In respect of Premises No./Holding No. <u>570/1</u> , <u>Lake garden</u> Mouza.....J.L. No....., in R.S. Dag No/s....., L.R. Dag No/s.....R.S. Khatian No/s....., L.R. Khatian No/s..... under Ward No. <u>93</u> of <u>Kolkata</u> <u>Municipal Corporation</u> P.S. <u>Tollygunge</u> , Kolkata- <u>700045</u> Dist. <u>24 pga. (S)</u> Search period in the year of :- <u>2010</u> to <u>2021</u> till date.	13/01/21		No Such Title Suit / Ex-Cases Money Suit / Ex-Cases appears to have been filed during the year <u>2010</u> to <u>2021</u> till date. BY ORDER  Sheristadar Civil Judge (Sr. Divn.) 8th Court, Alipore



West Bengal Form No. 870

High Court Form No. (M) 55 Civil/ (H) 30 (Criminal) APPLICATION FOR INFORMATION

Serial No. & Date	Name & Resident of Applicant	Name of Information Required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks
1	2	3	4	5	6
	Ela Sanyal, Advocate, Calcutta High Court, "Delta House" 4 Government Place, 7th Floor, Rm.-H1, Kolkata-700001, W.B.	Before the Ld. <u>3rd</u> Court Civil Judge (<u>39</u> Div.) at <u>Alipore</u> Sub- Please provide me any Money Suit/ Money Execution/ Title Suit/ Title Execution has been filed/ Executed/ Pending against <u>SUDIPA BOSE</u> <u>No Late Hiralal Bhattacharya</u> In respect of Premises No./Holding No. <u>570/1, Lake garden</u> Mouza.....J.L. No....., in R.S. Dag No/s....., L.R. Dag No/s.....R.S. Khatian No/s..... L.R. Khatian No/s..... under Ward No. <u>93</u> of <u>Kolkata</u> <u>Municipal Corporation</u> P.S. <u>Tollygunge</u> , Kolkata- <u>700045</u> Dist. <u>24 pga (S)</u> Search period in the year of :- 2010 to	<u>13/1/21</u>	 <u>13/1/21</u>	<u>Title Suit</u> No Such.....has been filed in this court during the year <u>01/01/10 to 13/1/21</u> as it appears from the filing registers.  <u>13/1/21</u>

