

GOUR HARI PANDA

Advocate

Alipore Judges Court
Kolkata-700027Resi: "Meghna Cottage", Flat No.202,
Premises No.469, Bidhan Pally,
P.O. Garia, P.S. Banskroni, Kol-84
Cham: 57, Bidhan Pally, P.S. Banskroni,
Kol-84, Dist. South 24 Parganas
e-mail: ghpandaofficial@gmail.com
Mobile No.9874127890
8777875278

Ref. No.

Date: 06-02-2026

To
The Assistant General Manager,
State Bank of India,
RACPC - South Kolkata,
1st Floor, Windsor Heights
277, Uttar Kumrakhali,
E.M. Bypass, Kolkata 700 103

Dear Sir,

With reference to your letter dated 03.02.2026; I have examined the documents as described below from your office, I state below the devolution of the title and my legal opinion on such and other related matters as under.

TITLE INVESTIGATION REPORT (TIR-II)**ANNEXTURE "B"**

1.	a.	Name of the Branch/ Business Unit/Office Seeking opinion.	RACPC, SOUTH KOLKATA
	b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Reference No. RACPC/OS/FEB/04 03.02.2026
	c.	Name of the Borrower	SRI ARUN KUMAR PAL & SMT. MOUMITA PAL
2.	a.	Type of Loan	HBL
	b.	Type of property	Residential New Flat (Developer's Allocation)
3.	a.	Name of the unit/concern/company/person offering the property/ (ies) as security.	SRI ARUN KUMAR PAL & SMT. MOUMITA PAL
	b.	Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Individual
	c.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
4.	a.	Value of Loan (Rs. In crores)	Rs. /
5.		Complete or full description of the immovable property (ies) offered as security including the following details.	ALL THAT piece and parcel of one self contained residential Flat No.A, on the Ground Floor, at the South-Western side, measuring about 700 Sq. Ft. super-built up area more or less of the said

			building together with undivided proportionate impartible share of the land.	
	a. Survey No.		Nil	
	b. Door/House no. (in case of house property)		Premises No. 7, Temple Lane.	
	c. Extent/area including plinth/ built up area in case of house properties		ALL THAT piece and parcel of one self contained residential Flat No.A, on the Ground Floor , at the South-Western side, measuring about 700 Sq. Ft. super-built up area more or less of the said building together with undivided proportionate impartible share of the land.	
	d. Locations like name of the place, village, city, registration, sub-district etc.		ALL THAT piece of parcel the land measuring 03 Cottahs 06 Chittacks more or less, lying and situated at being Premises No. 7, Temple Lane , P.S.-Kasba, Ward No.91, within the limits of Kolkata Municipal Corporation, Kolkata-700031, having Assessee No. 210911700130, Dist. 24 Pgs.[South]. ON THE NORTH: By Premises No.6A, Temple Lane & Temple Lane leading to Banerjee Para Lane; ON THE SOUTH: By Temple Lane & thereafter Premises No.13 & 14 Temple Lane; ON THE EAST: By Paresh Nath Balika Vidyapith; ON THE WEST: By Premises No.8, Temple Lane;	
	Boundaries.			
6.	a. Particulars of the documents scrutinized-serially and chronologically.		Yes, 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.			
Sr. No	Date	Name / Nature of document	Original/Certified Copy/certified extract/Photocopy etc.	In case of copies whether the original was scrutinized by the advocate.
1.	12.08.1981	Registered Deed of Conveyance, registered in Book No. I, Volume No. 315, Pages from 93 to 107, Being No. 09552 for the year 1981, registered in the office of D.R.- at Alipore.	Certified Copy	Yes Checked & scrutinized
2.	09.11.2023	Registered Development Agreement, registered in Book No. I, Volume No. 1603-2023,	Original	Yes Checked & scrutinized

		Pages from 480990 to 481031, Being No. 17637 for the year 2023, registered in the office of D.S.R.-III at Alipore.		
3.	28.11.2023	Registered Development Power of Attorney, registered in Book No. I, Volume No. 1603-2023, Pages from 497599 to 497618, Being No. 18240 for the year 2023, registered in the office of D.S.R.-III at Alipore.	Original	Yes Checked & scrutinized
4.	29.05.2024	Registered General Power of Attorney, registered in Book No. I, Volume No. 1603-2023, Pages from 224831 to 224846, Being No. 08901 for the year 2024, registered in the office of D.S.R.-III at Alipore.	Original	Yes Checked & scrutinized
5.	02.08.2025	Unregistered Supplementary Agreement	Original	Yes Checked & scrutinized
6.	13.12.2023	Registered Deed of Boundary Declaration (K.M.C.), registered in Book No. I, Being No. 19209 for the year 2023, registered in the office of D.S.R.-III at Alipore.	Original	Yes Checked & scrutinized
7.	06.02.2024	Registered Deed of Boundary Declaration (K.M.C.), registered in Book No. I, Being No. 01844 for the year 2024, registered in the office of D.S.R.-III at Alipore.	Original	Yes Checked & scrutinized
8.	14.06.2024	Registered Deed of Declaration Common Passage, registered in Book No. I, Being No. 06581 for the year 2024, registered in the office of D.S.R.-IV at Alipore.	Original	Yes Checked & scrutinized
9.	11.11.2025	Registered Deed of Boundary Declaration (K.M.C.), registered in Book No. I, Being No. 20696 for the year 2025, registered in the office of D.S.R.-III at Alipore.	Original	Yes Checked & scrutinized
10.	14.09.2023	K.M.C. Mutation Certificate	Original	Yes Checked & scrutinized
11.	18.09.2025	K.M.C. Tax Receipt	Original	Yes Checked & scrutinized
12.	13.06.2024	Assessment Roll	Original	Yes Checked & scrutinized
13.		Death Certificates	Original	Yes Checked & scrutinized
14.	15.09.2022	Affidavit	Original	Yes Checked & scrutinized
15.	22.05.2023	G.D.E. No. 1883	Original	Yes Checked & scrutinized
16.	03.08.2023, 10.10.2025	Two Paper Publication (English & Bengali)	Original	Yes Checked & scrutinized

18.	02.02.2026	Affidavit (for lost deed)	Original	Yes Checked & scrutinized
19.	02.02.2026	NOC by Advocate	Original	Yes Checked & scrutinized
20.	21.02.2025	Trade License	Original	Yes Checked & scrutinized
21.	19.07.2024	Sanctioned Building Plan, vide No. 20241000079	Original	Yes Checked & scrutinized
22.	13.12.2025	Electric Bill	Original	Yes Checked & scrutinized
22.	17.01.2026	Agreement for Sale	Original	Yes Checked & scrutinized
7.	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan=>Rs. 1 crore and in case of commercial loans irrespective of the loan component)	No, the certified copy of the all title documents has not been obtained from the concerned registry office as per the order vide no. RE/HL/AX/28 dated 09.12.13.	
	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? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Original Deed verified mentioned above point No.6	
8.	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, the records of registrar office or revenue authorities relevant to the property in question are available for verification through online portal	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, checked but there is no entry found	
	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, in the State of West Bengal has no system to verify the genuineness of the stamp paper by online portal but concerned registry office verified the same at the time of registration of the aforesaid Deed/Deeds.	
	d	Whether proper registration of documents completed. Details thereof to be provided.	The borrowers will purchased new flat and the proper registration will be completed after execution of Deed of Conveyance	
9.	a	Property offered as security falls within	A.D.S.R. at Sealdah	

		the jurisdiction of which sub-registrar office?	A.R.A., Kolkata and D.S.R, Alipore
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	
	c	Whether search has been made at all the offices named at (b) above?	Yes, search has been made at all the offices name at (b) above
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	<u>DEVOLUTION OF TITLE</u> IN A SEPARATE SHEET
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No minor's interest involved with this proposal
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No minor's interest involved with this proposal
11.	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. Grantee/ Allottee etc.)	The intended mortgagors should have the full ownership right in respect of the property in question after completion of Registration of Deed of Conveyance
		If Ownership Rights,	Yes, full ownership right after completion of Registration of Deed of Conveyance
	a	Details of the Conveyance Documents	Mentioned above point No.6
	b	Whether the document is properly stamped.	Yes, properly stamped
	c	Whether the document is properly registered.	Yes, properly registered
		If leasehold, whether;	No leasehold right
	a	The Lease Deed is duly stamped and registered	Not applicable
	b	The lessee is permitted to mortgage the	Not applicable

		Leasehold right, duration of the Lease/unexpired period of lease.	Not applicable
	c	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
	d	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	e	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
	f	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No, the property has been transferred by way of Deed of Sale
	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
		If occupancy right, whether;	Yes after purchased
	a	Such right is heritable and transferable,	Occupancy right is heritable and transferable
	b	Mortgage can be created.	Yes, mortgage can be created
12.		Has the property been transferred by way of Gift/Settlement Deed	No, the property has been transferred by way of Deed of Sale
	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	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not applicable
	d	The Gift/Settlement Deed transfers the property to Donee;	Not applicable
	e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not applicable
	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.		Has the property been transferred by way of partition/family settlement deed	No Deed of Partition and no Family Settlement

	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 of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not applicable
f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
14.	Whether the title documents include any testamentary documents /wills?	No, testamentary documents /wills
a	In case of wills, 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 because the matter is not involved any Will or testamentary documents
c	Whether the property is mutated on the basis of will?	Not applicable
d	Whether the original will is available?	Not applicable
e	Whether the original death certificate of the testator is available?	Not applicable
f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not applicable
g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not applicable
15.	Whether the property is located in prohibited/regulated area as per 'Ancient Monuments and Archaeological Sites and Remains Act, 1958 as per Master Plan or Urban Plan etc. of the town.	No
a	If yes, whether necessary licence under the above act has been obtained for construction at the site.	Not applicable
b	The Mortgagor is authorized to carry out	Not applicable

		construction on the site and create charge on such property.	
		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No, there are no any wakf rights.
	a	any restriction in creation of charges on such properties?	No restriction in creation of charges on such properties
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
17.	a	Where the property is a HUF/joint family property?	The property is not a HUF/joint family property
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No, mortgage is not created for family benefit/legal necessity
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
18.	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No, the property does not belongs to any trust or is subject to the rights of any trust
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No
	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
19.		Is the property an Agricultural land	No, it is situated under K.M.C. Ward No.91 and surrounding area is developed and used for residential purpose and plan has been sanction by Municipal Authority there is no scope for Agriculture activities
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation /enforcement of mortgage?	No restrictions for creation /enforcement of mortgage
	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?	It is situated under K.M.C. Ward No.91 and surrounding area is developed and used for residential purpose and plan has been sanction by Municipal Authority there is no scope for Agriculture activities.
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure	Not applicable

		followed / permission obtained? Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.) ?	No, The property is not affected by any local Laws
	b	Additional aspects relevant for investigation of title as per local laws.	Surrounding area is developed and used for residential purpose and plan has been sanctioned by Municipal Authority
21.	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No such litigation is pending or concluded.
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Yes, no official documents provided
22.	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Court seal comment on information slip that no such litigation is pending or concluded.
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	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 Court seal but online shows that no records found
23.	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b	Property belonging to partner(s), whether thrown on hotchpot? 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
24.	a	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	No
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	No

	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not applicable
b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not applicable
b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not applicable
25.	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No ✓
26. a	Whether any POA is involved in the chain of title during the period of search?	Yes ✓
b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum- Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Yes ✓
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).	Title document shall executed by Power of Attorney i.e. Builder/Developer ✓
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.	The certified copy of POA is not available except the principal and attorney, the photocopy of POA verified/compared with original ✓
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 ✓
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Yes ✓
	ii) Whether the POA is a registered one?	Yes ✓
	iii) Whether the POA is a special or general one?	Development Power of Attorney ✓
	iv) whether the POA contains a specific authority for execution of title document	Yes, Power of Attorney holder execute the Developer's ✓

	in question?	Allocation property
	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Power of Attorney is in force
	g Please comment on the genuineness of POA?	Power of Attorney is genuine
	h The unequivocal opinion on the enforceability and validity of the POA.	Power of Attorney valid and enforceable
27.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Yes, I check the Development Power of Attorney holder executed the transfer and it is genuine
28.	l. If the property is a flat/apartment or residential/commercial complex	The property is a residential flat (Developer's Allocation)
	a Promoter's / Land owner's title to the land/building;	SMT. UPASANA DUTTA is the Developer of the building
	b Development Agreement/Power of Attorney;	The Registered Development Agreement and Development Power of Attorney mentioned in Point No.6
	c Extent of authority of the Developer/builder;	Yes, Checked, the Developer has extent authority to sell the flat.
	d Independent title verification of the Land and/or building in question;	Yes, Checked, Title of the land is verified.
	e Agreement for sale (duly registered);	Unregistered Agreement for Sale, registration is not mandatory
	f Payment of proper stamp duty;	Doesn't arise at this stage.
	g Requirement of registration of sale agreement, development agreement, POA, etc.;	As per RERA Agreement for Sale, Development Agreement & Power of Attorney is mandatory
	h Approval of building plan, permission of appropriate/local authority, etc.;	Plan sanctioned by Kolkata Municipal Corporation, No. 20241000079, dated 19.07.2024;
	i Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	j Occupancy Certificate /allotment letter/letter of possession;	Not Applicable
	k Membership details in the Society etc.;	Not Applicable
	l Share Certificates;	Not Applicable
	m No Objection Letter from the Society;	Not Applicable
	n All legal requirements under the local /Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Mutated in the name of present owners in the records of Kolkata Municipal Corporation
	o Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable

	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Newly constructed multistoried building as per sanctioned building plan.
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Flat No. A ✓
II. A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not Applicable
II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not Applicable
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No ✓
II.D	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable
29.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	As per registry office searching the property in question is free from all encumbrances, attachments and/or claims.
30.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Encumbrances Certificate is given for the period of 2012 to 2026. The property in question presently belongs to SMT. SUJAYA SOM alias SMT. SUJAYA SOM (NEE BANERJEE) & SMT. SUTAPA BANERJEE. ✓
31.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property tax is Paid ✓
32. a	Urban land ceiling clearance, whether required and if so, details thereon	Not Applicable
b	Whether No Objection Certificate under the Income Tax Act is required/obtained?	Not Applicable
33. a	Details of RTC extracts/ mutation extracts/Katha extract pertaining to the property in question.	Mutated in the name of SMT. SUJAYA SOM alias SMT. SUJAYA SOM (NEE BANERJEE) & SMT. SUTAPA BANERJEE. ✓
b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	No ✓
34. a	Whether the property offered as security is clearly demarcated?	Yes ✓
b	Whether the demarcation/ partition of	Yes, the demarcation/ partition of

		the property is legally valid?	the property is legally valid Yes, the property has clear access as per documents ✓
		Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	
35.	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; d) Other utility bills, if any.	a) Yes, ✓ b) Yes, ✓ c) Not applicable, d) Not applicable
	b	Discrepancy/doubtful circumstances if any revealed on such scrutiny?	No discrepancy is found ✓
36.	a	Whether the documents i.e. Valuation report/approved sanction plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Building Sanctioned Plan, sanctioned by Kolkata Municipal Corporation.
37.	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	SARFAESI ACT is enforceable after creation of Mortgage of the property as security
	b	Property is SARFAESI compliant (Y/N)	Yes ✓
38.	a	Whether original title deeds are available for creation of equitable mortgage	Doesn't arise at this stage
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
39.		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	NOTHING SPECIAL
40.		The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	SRI ARUN KUMAR PAL & SMT. MOUMITA PAL

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

Date: 06.02.2026

Place: Kolkata

Signature of the Advocate

GOUR HARI PANDA
Advocate
Alipore Judge's Court
Kolkata-700027

CERTIFICATE OF TITLE

Annexure-C

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

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub- Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2012 to 2026 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. ~~In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).~~
7. ~~Minor/(s) and his/their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).~~
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers, SRI ARUN KUMAR PAL & SMT. MOUMITA PAL.
9. I certify that SMT. SUJAYA SOM alias SMT. SUJAYA SOM (NEE BANERJEE) & SMT. SUTAPA BANERJEE have an absolute, clear and Marketable title over the Schedule

ty/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

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

- a. **Original Agreement for Sale**, dated 17.01.2026.
- b. **Original Deed of Conveyance** in respect of the flat intended to be conveyed and registered in favour of the borrowers **SRI ARUN KUMAR PAL & SMT. MOUMITA PAL** in terms of the said Agreement for Sale, dated 17.01.2026.
- c. **Original Possession Letter**.

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

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

SCHEDULE OF THE PROPERTY (IES)

ALL THAT piece and parcel of one self contained residential Flat No.A, on the Ground Floor, at the South-Western side, measuring about 700 Sq. Ft. super-built up area more or less of the said building together with undivided proportionate impartible share of the land measuring 03 Cottahs 06 Chittacks more or less, lying and situated at being Premises No. 7, Temple Lane, P.S.-Kasba, Ward No.91, within the limits of Kolkata Municipal Corporation, Kolkata- 700031, having Assessee No. 210911700130, Dist. 24 Pgs.[South].

ON THE NORTH: By Premises No.6A, Temple Lane & Temple Lane leading to Banerjee Para Lane;

ON THE SOUTH: By Temple Lane & thereafter Premises No.13 & 14 Temple Lane;

ON THE EAST: By Paresh Nath Balika Vidyapith;

ON THE WEST: By Premises No.8, Temple Lane;

Place : Kolkata

Date : 06.02.2026

Signature of the advocate

GOUR HARI PANDA
Advocate
Allpore Judge's Court
Kolkata-700027

I have examined the Original Title Deed in the name of SMT. SUJAYA SOM alias SMT. SUJAYA SOM (NEE BANERJEE) & SMT. SUTAPA BANERJEE, the original/certified copies of previous title deeds and original Sale agreement intended to be deposited relating to the schedule property (ies) to be offered as security by way of Registered/Equitable/English Mortgage and certify that the documents of title referred to in the Opinion are valid as evidence of Right, title and Interest and that if the said Registered/Equitable Mortgage is created **along with the original sale deed in the name of SRI ARUN KUMAR PAL & SMT. MOUMITA PAL**, it will satisfy the requirements of creation of Registered/ Equitable Mortgage, I further certify that:

(*please specify the kind of mortgage)

2. I have examined the **original/** Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds **after completion of registration formalities** and as and when produced and
3. I confirm having made a search in the Land/ Revenue records. I also confirm having Verified and checked the records of the relevant Government Offices,/Sub- Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the **proposed** Title Holders from creating a valid Mortgage on production of the original title deeds. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records and relative original/ Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness on the basis of the **original/** certified copies of the Title Deeds **in the name of SMT. SUJAYA SOM** alias SMT. SUJAYA SOM (NEE BANERJEE) & SMT. SUTAPA BANERJEE. Suspensions/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be Seen from the Encumbrance Certificate for the period from 2012 to 2026 pertaining to the Immovable Property/(ies) covered by above said **original/Certified** copies Title Deeds. The property is free from all Encumbrances.
6. ~~In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).~~
7. ~~Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).~~
8. The Mortgage if created **along with the original sale deed in the name of SRI ARUN KUMAR PAL & SMT. MOUMITA PAL**, will be available to the Bank for the Liability of the Intending Borrowers, **SRI ARUN KUMAR PAL & SMT. MOUMITA PAL**.

that SRI ARUN KUMAR PAL & SMT. MOUMITA PAL will have an absolute, and Marketable title over the Schedule property/ (ies) after registration of the deed in the name of SRI ARUN KUMAR PAL & SMT. MOUMITA PAL, I further certify that the above original/ certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds including sale deed in the name of SRI ARUN KUMAR PAL & SMT. MOUMITA PAL and the said Mortgage would be enforceable.

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

(Specify original/ Certified):-

- a. **Original** Agreement for Sale, dated 17.01.2026.
 - b. **Original Deed of Conveyance** in respect of the flat intended to be conveyed and registered in favour of the borrowers SRI ARUN KUMAR PAL & SMT. MOUMITA PAL in terms of the said Agreement for Sale, dated 17.01.2026.
 - c. **Original Possession Letter.**
11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (IES)

ALL THAT piece and parcel of one self contained residential Flat No.A, on the **Ground Floor**, at the **South-Western** side, measuring about **700 Sq. Ft.** super-built up area more or less of the said building together with undivided proportionate impartible share of the land measuring **03 Cottahs 06 Chittacks** more or less, lying and situated at being Premises No. 7, **Temple Lane**, P.S.-Kasba, Ward No.91, within the limits of Kolkata Municipal Corporation, Kolkata- 700031, having Assessee No. 210911700130, Dist. 24 Pgs.[South].

ON THE NORTH: By Premises No.6A, Temple Lane & Temple Lane leading to Banerjee Para Lane;

ON THE SOUTH: By Temple Lane & thereafter Premises No.13 & 14 Temple Lane;

ON THE EAST: By Paresh Nath Balika Vidyapith;

ON THE WEST: By Premises No.8, Temple Lane;

Place : Kolkata

Date : 06.02.2026

Signature of the advocate

GOUR HARI PANDA
Advocate
Alipore Judge's Court
Kolkata-700027

DEVOLUTION OF TITLE

one Smt. Rekha Banerjee wife of Sunil Bikash Banerjee had purchased ALL THAT piece and parcel of land measuring about 03 (Three) Cottahs 06 (Six) Chittaks be the same a little more or less together with structure standing thereon, being Premises No. 7, Temple Lane, Police Station: Kasba, Kolkata: 700031, from the then owners namely one Smt. Champak Lata Dutta wife of Late Bhuban Behari Dutta and 4 (four) others, by virtue of a registered Deed of Conveyance executed by the aforesaid owners on 12.08.1981, which was registered before the D.R. Alipore, District: 24-Parganas and recorded in its Book No. I, Volume No. 315, Pages from 93 to 107, Being No. 09552 for the year 1981.

That since then the said owner Smt. Rekha Banerjee wife of Sunil Bikash Banerjee while thus seized and possessed of the said property got her name mutated in the records of The Kolkata Municipal Corporation in respect of the aforesaid property as being Municipal Premises No. 7, Temple Lane, Police Station: Kasba, Kolkata : 700031 and was paying taxes regularly thereon under Assessee No. 21-091-17-0013-0.

That thereafter the said owner Smt. Rekha Banerjee wife of Sunil Bikash Banerjee while thus exercising all her right of ownership and possession over the said property died intestate on 02.12.2020 leaving behind herself surviving two daughters (a) Smt. Sujaya Som @ Smt. Sujaya Som (Nee Banerjee) and b) Smt. Sutapa Banerjee as her only and absolute legal heiress, successors and representative under the Hindu Law of succession. That her husband Sunil Bikash Banerjee predeceased her on 04.09.2001.

That after the demise of said Late. Rekha Banerjee the property left by her thus devolved upon her aforementioned legal heirs who jointly inherited and became the joint and absolute owners of the said property being known as Municipal Premises No. 7, Temple Lane, Police Station: Kasba, Kolkata: 700031, left by Smt. Rekha Banerjee since deceased. That the said Smt. Sujaya Som @ Smt. Sujaya Som (Nee Banerjee) and B) Smt. Sutapa Banerjee mutated their names in the record of the Kolkata Municipal Corporation in respect of the abovementioned property vide Assessee No. 210911700130 and by paying taxes thereon.

That the said original Title Deed of Sale, vide Book No. I, being Deed No. 09552 for the year 1981, which was registered before District Register Alipore, District: 24-Parganas was in the custody of the Owners and it was misplaced from their custody during the period of renovation of dwelling house. That they have searched the document thoroughly, but after diligent effort that deed could not be traced out, thereafter Owners lodged one General Diary in Garfa Police Station on 22.05.2023 vide G.D.E. No. 1883 dated 22.05.2023. That

matter has been published in two daily newspapers namely Anandabazar Patrika on 08.08.2023 & in The Telegraph on 10.10.2025 also.

That the said present Owners herein namely Smt. Sujaya Som alias Smt. Sujaya Som (Nee Banerjee) & Smt. Sutapa Banerjee the parties of the First Part herein are the joint Owners of ALL THAT piece and parcel of land measuring 03 Cottahs 06 Chittacks more or less, lying and situated at being Premises No. 7, Temple Lane, P.S.-Kasba, Ward No.91, within the limits of Kolkata Municipal Corporation, Kolkata- 700031, having Assessee No. 210911700130, Dist. 24 Pgs.[South].

That thereafter the said Land Owners herein desire of developing the said property/premises by constructing thereupon a New Building/s in accordance with the sanctioned Building Plan to be approved by the K.M.C. having thus been approached by the Developer, have agreed to allow the Developer to develop the said landed Property being of ALL THAT landed property measuring about 03(Three) Cottahs 06(Six) Chittaks be the same a little more or less together with structure standing thereon being Premises No. 7, Temple Lane and entered into a registered Development Agreement with the Developer herein namely SMT. UPASANA DUTTA on 09.11.2023 and said Development Agreement was registered before the Office of the District Sub-Registrar-III Alipore and recorded in its Book No. 1, Volume No. 1603-2023, Pages from 480990 to 481031, being No. 160317637 for the year 2023 and simultaneously the Land Owners also executed a registered Development Power of Attorney in favour of the said Developer, which was also executed on 24.11.2023 and registered before the Office of the District Sub-Registrar-III, Alipore and recorded in its Book No. I, Volume No. 1603-2023, Pages from 497599 to 497618, being No. 160318240 for the year 2023.

That thereafter the said Developer started construction work of one multi storied building on the said property at Premises No. 7, Temple Lane, Police Station: Kasba, within The Kolkata Municipal Corporation, Ward No. 91, Borough : X, Kolkata: 700031, District: 24-Parganas (South), as per K.M.C. Sanction Building Plan, being No. 20241000079 dated 19.07.2024.

That land owners and the developer jointly executed Unregistered Supplementary Development Agreement, dated 02.08.2025 for the Allocation.

That the developer herein for self and on behalf of the owners entered into an Agreement for Sale with SRI ARUN KUMAR PAL & SMT. MOUMITA PAL for sale of Developer's Allocation one self contained residential Flat No.A, on the Ground Floor, at the South-Western side, measuring about 700 Sq. Ft. super-built up area more or less of the said building together with undivided proportionate impartible share of the land, subject to the terms contained therein the said AGREEMENT FOR SALE.



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

(* marked items are mandatory)

** For all compulsory fields

First Name :

SONU

Search With Name

Last Name :

SON

Web :

000

District Where Registered :

00

Security Code :

00000

505514

Service Count: 436,837

Display

Real time search Save as Excel

Click to hide Search Criteria

Registered In	Transaction/Deed Type
Seller	
Buyer	
Map	
All Transaction	
Minor	
Not Available	
Refine By	
Registration Date	
Completion Date	
Delivery Date	
Date of Registration	
*Note - Date must be in "dd-mm-yyyy" format.	
Month of Registration	
Seller	Father/Mother/Husband/Company
First Name	
SONU	
Last Name	
Search	

Name & Address	Status & Transaction	Deed Details	Updated Date View Property
SIYATA SON Daughter of Late SURE, SINDHU SINDHU District: South 24 Parganas, PG: Kankra, No: 700042, State: West Bengal, Country: India.	Status: Declared Transaction: [3001] Declaration, Declaration relating to immovable property Deed Registered in D.S.R. - 00 SOUTH 24-PARGANAS	Deed No: 1-10030096/2025 Volume No: 3003-2025, Page No: 562869 to 562965 Date of Registration: 12/11/2025 Date of Completion: 14/11/2025 Query No: 100300967071/2025 Serial No: 1003001227/2025	View
SIYATA SON Son of Late SURE, SINDHU SINDHU District: South 24 Parganas, PG: Kankra, No: 700042, State: West Bengal, Country: India.	Status: Seller Transaction: [3143] Sale, Sale agreement without possession Deed Registered in D.S.R. - 00 SOUTH 24-PARGANAS	Deed No: 1-10040020/2025 Volume No: 3004-2025, Page No: 227405 to 227431 Date of Registration: 03/11/2025 Date of Completion: 03/11/2025 Query No: 100400203339/2025 Serial No: 1004000694/2025	View
SIYATA SON Son of Late SURE, SINDHU SINDHU District: South 24 Parganas, PG: Kankra, No: 700042, State: West Bengal, Country: India.	Status: Seller Transaction: [3143] Sale, Sale agreement without possession Deed Registered in D.S.R. - 00 SOUTH 24-PARGANAS	Deed No: 1-10040020/2025 Volume No: 3004-2025, Page No: 227294 to 227296 Date of Registration: 03/11/2025 Date of Completion: 03/11/2025 Query No: 100400203339/2025 Serial No: 1004000693/2025	View
SIYATA SON Son of Late SURE, SINDHU SINDHU District: South 24 Parganas, PG: Kankra, No: 700042, State: West Bengal, Country: India.	Status: Seller Transaction: [3143] Sale, Sale after registered sale agreement without possession Deed Registered in D.S.R. - 00 SOUTH 24-PARGANAS Remarks: This Deed is Sale after registered sale agreement of [Deed No:100400203339/2025].	Deed No: 1-10040020/2025 Volume No: 3004-2025, Page No: 207759 to 207762 Date of Registration: 08/11/2025 Date of Completion: 08/11/2025 Query No: 100400203339/2025 Serial No: 1004000674/2025	View



Search of Registration made By Self-Declaration Mode

* For all computerized deeds

(*) marked items are mandatory

REG NO:

REGD

Source: 00000000

LAST DATE:

00/00

Year:

0000

District Where Registered:

00

Security Code:

WATER

Service Count: 4 000000

No Record Found

Display

GRIPS (<http://www.grips.gov.in/>)

Finance Department (<http://www.wb.gov.in/>)
Government of West Bengal

Geography Information System (<http://gis.wb.gov.in/>)

IFMS (<http://www.ifms.gov.in/>)
OFFICE OF THE SECRETARY

Land & Land Revenue (<http://landrevenue.gov.in/>)

SILPASATHI (<http://silpasathi.wb.gov.in/>)
West Bengal State Portal

India.gov.in (<http://www.india.gov.in/>)

Director (Declaration) : dir@dir.wb.gov.in | dir@dir.wb.gov.in

TOTAL VISITOR : 101/1000

(Since 20020010)

<http://www.banarack.com/india/banarack/>



The information provided Online is updated and no physical visit is required for the Service provided Online.

Last Update: 2008/00/00

Site Designed, Developed by National Information Centre (<http://www.nic.in/>)

Best viewed in Internet Explorer 7.0.0/7.0.0 or later

GOUR HARI PARTHA

OFFICE

Alipore Judge's Court

Kolkata-700027

Search of Registration made : By Seller/Buyer/Party Name

* For all computerized deeds

marked items are unpublished

First Name :

ILIPPA

Search With Name

Last Name :

SON

Year :

2011

District Where Registered :

18

Security Code :

Q29013

V7U2U4

Service Count: 4,98,53,206

No Record Found

Display

GRIPS (<http://webdms.gov.in/GRIPS/>)

Finance Department (<http://finance.wb.gov.in/>)

**Government
Banks** (<http://wb.gov.in/>)

IFMS (<http://www.wbifms.gov.in/>)

Land & Land Revenue (<http://banglartham.gov.in/>)

SILPASATHI (<http://silpasathi.wb.gov.in/>)

WBI (<http://www.wbi.gov.in/>)

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TOTAL VISITOR : 34,76,625
(Since 2005/02/01)

<http://www.bengal.gov.in/webdms/>



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Last Updated : 20/05/2012

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Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(* marked items are mandatory)

First Name :

BLJANA

Search Within Name

Last Name :

SOM

Year :

2016

District Where Registered :

AS

Security Code:

F8B2YS

Service Count: 4,88,65,064

No Record Found

Display

GRIPS (<http://webdtrn.gov.in/GRIPS/>)

Finance Department (<http://finance.wb.gov.in/>)

Government of West Bengal



Bengal State Finance Corporation (<http://bsfc.wb.gov.in/>)



IFMS (<https://www.wbdtfn.gov.in/>)

Land & Land Revenue (<http://banglarthumi.gov.in/>)

SILPASATHI

West Bengal Revenue (<https://silpasathi.wb.gov.in/>)

India.gov.in (<http://www.india.gov.in/>)

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TOTAL VISITOR : 331,76,621
(Since 25/05/2016)

<https://www.facebook.com/smathikarenwb/>



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GOUR HARI PANDA
Advocate
Alipore Judge's Court
Kolkata-700027



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

* For all computerized deeds

(*) marked items are mandatory

First Name :

SHUKA

Search Within Range

Last Name :

SON

Year :

2018

District Where Registered :

28

Security Code :

NEWSL7

R7N6B4

Service Count: 4,88,85,855

No Record Found

Display

G&PS (<https://wbfrs.gov.in/G&PS/>)

Finance Department (<https://finance.wb.gov.in/>)
Government of West Bengal

Banking
Banks (https://bank.wb.gov.in/)

IFMS (<https://www.wbfrs.gov.in/>)
Integrated Financial Management System

Land & Land Revenue (<http://landrevenue.gov.in/>)
West Bengal Land Revenue Department

SILPASATHI (<https://silpasathi.wb.gov.in/>)
State of West Bengal

India.gov.in (<https://www.india.gov.in/>)
Government of India

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TOTAL VISITOR : 1,91,76,621
(Since 25/06/2016)

<https://www.facebook.com/sonali.karimety/>



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Last Updated : 29/05/2025

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Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made / By Seller/Buyer/Party Name

(*) marked items are mandatory

* For all unregistered deeds

First Name
SUKH
Search With Name

Last Name
SUKH

Year
2021

District Where Registered
in

Security Code
M7E9D9

Search Query: 4.06.01.01

Search

Real time search Done at 10:00

Click to view Search Criteria

Registered To	Transaction/Deed Type
Name	
Wife	
As Transaction	
Minor	
As Available	
Relief By	
Registration Date	
Completion Date	
Delivery Date	
Date of Registration	
*Note: You can also "Advanced" Search	
Month of Registration	
Name	Father/Mother/Husband/Company
First Name	
SUKH	
Last Name	
Search	

Updated Data

View Property

Name & Address

AGATA SON
Daughter of Late SURE, SURESH SURESH
Resident, South 24 Parganas, PO. Name,
Pin: 750042, State: West Bengal, Country: India.

AGATA SON
Daughter of Late SURE, SURESH SURESH
Resident, South 24 Parganas, PO. Name,
Pin: 750042, State: West Bengal, Country: India.

AGATA SON
Daughter of Late SURE, SURESH SURESH
Resident, South 24 Parganas, PO. Name,
Pin: 750042, State: West Bengal, Country: India.

AGATA SON
Daughter of Late SURE, SURESH SURESH
Resident, South 24 Parganas, PO. Name,
Pin: 750042, State: West Bengal, Country: India.

AGATA SON
Daughter of Late SURE, SURESH SURESH
Resident, South 24 Parganas, PO. Name,
Pin: 750042, State: West Bengal, Country: India.

Status & Transaction

Status: Land Use
Transaction: (1112) Sale, Development Agreement or
Contribution Agreement
Deed Registered to: S.S.R. - 01 SOUTH 24 PARGANAS

Status: Private
Transaction: (1113) Sale, Development Order of Attorney who
Registered Development Agreement
Deed Registered to: S.S.R. - 01 SOUTH 24 PARGANAS

Status: Successor
Transaction: (1111) Partition, Distribution relating to
Inheritance of Property
Deed Registered to: S.S.R. - 01 SOUTH 24 PARGANAS

Status: Buyer
Transaction: (1101) Gift, Gift to the State (Under Welfare/Charity
Cases)
Deed Registered to: S.S.R. - 01 SOUTH 24 PARGANAS

Status: Buyer
Transaction: (1102) Gift, Gift to the State (Under Welfare/Charity
Cases)
Deed Registered to: S.S.R. - 01 SOUTH 24 PARGANAS

Deed Details

Deed No: 11903070070002
Volume No: 1403-2021, Page No: 99999 to 1403-21
Date of Registration: 14/11/2021
Date of Completion: 14/11/2021
Query No: 1403202104070002 Serial No: 14030104020002

Deed No: 11903070070002
Volume No: 1403-2021, Page No: 99999 to 1403-21
Date of Registration: 14/11/2021
Date of Completion: 14/11/2021
Query No: 1403202104070002 Serial No: 14030104020002

Deed No: 11903070070002
Volume No: 1403-2021, Page No: 99999 to 1403-21
Date of Registration: 14/11/2021
Date of Completion: 14/11/2021
Query No: 1403202104070002 Serial No: 14030104020002

Deed No: 11903070070002
Volume No: 1403-2021, Page No: 99999 to 1403-21
Date of Registration: 14/11/2021
Date of Completion: 14/11/2021
Query No: 1403202104070002 Serial No: 14030104020002

Deed No: 11903070070002
Volume No: 1403-2021, Page No: 99999 to 1403-21
Date of Registration: 14/11/2021
Date of Completion: 14/11/2021
Query No: 1403202104070002 Serial No: 14030104020002



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(*) marked items are mandatory

First Name :

SUKIA

Search With Name

Last Name :

SON

Year :

2021

Deeds Where Registered :

no

Security Code :

27028

Service Count: 4,88,83,301

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In	Transaction/Deed Type
Search	
Major	
All Transaction	
Minor	
Not Available	
Refine By	
<input checked="" type="checkbox"/> Registration Date	
<input type="checkbox"/> Completion Date	
<input type="checkbox"/> Delivery Date	
<input type="checkbox"/> Date of Registration	
*Note - Date used for in "Month/yyyy" format.	
Month of Registration	
- Search -	
	Father/Mother/Husband/Company
First Name	
SUKIA	
Last Name	
Search	

GOUR HARI PANDA
Advocate
 Alipore Judge's Court
 Kolkata-700017

Updated Date

Name & Address	Status & Transaction	Deed Details	View Property
SUJAYA SON Daughter of Late SUNG BIKASH BANERJEE District: South 24-Parganas, PS: Kalia, Pin: 700042, State: West Bengal, Country: India.	Status: Declared Transaction: [9901] Declaration, Declaration relating to immovable property Deed Registered In: D.S.R. - 22 SOUTH 24-PARGANAS	Deed No: 1-180301844/2024 Volume No: 1803-2024, Page No: 45041 to 45051 Date of Registration: 16/02/2024 Date of Completion: 26/02/2024 Query No: 180320012024/2024 Serial No: 180303192/2024	View
SUJAYA SON Daughter of Late SUNG BIKASH BANERJEE District: South 24-Parganas, PS: Kalia, Pin: 700042, State: West Bengal, Country: India.	Status: Principal Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties Deed Registered In: D.S.R. - 22 SOUTH 24-PARGANAS	Deed No: 0-180300661/2024 Volume No: 1803-2024, Page No: 234831 to 234846 Date of Registration: 29/02/2024 Date of Completion: 29/02/2024 Query No: 1803200110285/2024 Serial No: 180303101/2024	View
SUJAYA SON Daughter of Late SUNG BIKASH BANERJEE District: South 24-Parganas, PS: Kalia, Pin: 700042, State: West Bengal, Country: India.	Status: Declared Transaction: [9901] Declaration, Declaration relating to immovable property Deed Registered In: D.S.R. - 24 SOUTH 24-PARGANAS	Deed No: 1-180400581/2024 Volume No: 1804-2024, Page No: 144953 to 144958 Date of Registration: 14/06/2024 Date of Completion: 14/06/2024 Query No: 1804200144951/2024 Serial No: 180400110/2024	View



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made / By Seller/Buyer/Party Name

Director
Finance Department

(* marked items are mandatory)

* For all mandatory fields

First Name

Second Name

Last Name

Year

Year

District Where Registered

Security Code

Service Charge: ₹ 10,00,000

No Record Found

Back

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Finance Department (<http://www.finance.wb.gov.in>)
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Finance Department, Government of West Bengal

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(*) Marked items are mandatory

First Name :

022476

Search Within Name

Last Name :

504

Year :

2010

District Where Registered :

44

Security Code :

FR52YS

Service Count: 4,98,65,064

No Record Found

GRIPS (<http://www.wb.gov.in/GRIPS/>)

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GOUR HARI PANDA
Associate
Alipore Judge's Court
Kolkata-700027

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Find Name:

Search

Search With Name

Last Name:

Area:

Town:

Dist:

Circle/Urban Region:

id

Security Code

SEARCH

Search Count: 6,86,96,236

No Record Found

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Search of Registration made : By Seller/Buyer/Party Name

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(*) marked items are mandatory

First Name :

SC/SM

Search Within Name

Last Name :

SCM

Year :

2014

District Where Registered :

SB

Security Code

WTU2U4

M9S9C4

Service Count: 4,38,85,088

No Record Found

Display

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Kolkata-700027



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(*) marked items are mandatory

First Name :

SILPASI

Search With Name

Last Name :

GOM

Year :

2012

District Where Registered :

M

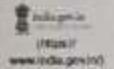
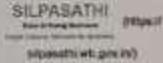
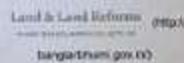
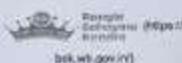
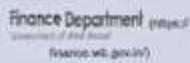
Security Code :

123456

Service Count: 4,96,95,076

No Record Found

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Alipore
Alipore Judge's Court
Kolkata-700027



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

[*] marked items are mandatory

First Name :

SAJAN

Search With Name

Last Name :

SOM

Year :

2018

District Where Registered :

AA

Security Code:

R7NED4

BOX207

Service Count: 4,98,55,088

No Record Found

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Kolkata-700027



Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(*) marked items are mandatory

First Name :

Search With Name :

Last Name :

Year :

District Where Registered :

Security Code :

U6W8BJ7

Service Count: 4,98,85,003

No Record Found

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- Stamp Revenue Dept.** (<http://srd.gov.in/>)
- IFMS** (<http://www.ifs.gov.in/>)
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Allpore J.J. Court
Kolkata-700027



Directorate of Registration and Stamp Revenue

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Search of Registration made By Submitter/Party Name

** For all computerized deeds

(*) Marked items are mandatory

First Name:

SHUKLA

Search With Name

Last Name:

SUN

Year:

2016

District Where Registered:

24

Security Code:

0000004

CGS3P3

Service Count: 4,86,95,001

No Record Found

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Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal



Search of Registration made : By Seller/Buyer/Party Name

* For all computerized deeds

(* market items are mandatory)

First Name :

SUNVA

Search With Name

Last Name :

SON

Year :

2010

District Where Registered :

IN

Security Code:

M999C4

H3J8D6

Service Count: 4,99,65,874

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Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal



Search of Registration made : By Seller/Buyer/Party Name

* For all computerized deeds

(* market items are mandatory)

First Name :

SUNVA

Search With Name

Last Name :

SON

Year :

2010

District Where Registered :

IN

Security Code:

M999C4

H3J8D6

Service Count: 4,99,65,874

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