

Krishnendu Halder

Advocate



B.SC, LLB

Reg. No. WB/1456/2002

Alipore Judge's Court & Diamond Harbour Judge Court

Legal member of Ethics Committee at Dr. Saraj Gupta Cancer Center & Research Institute, M.G. Road, Thakurpukur, Kol - 63

Residence & Chamber

Boalia, Garia, Kolkata - 700 084

Email : krishnendu234@gmail.com

Mob : 8910503156

Whatsapp No. : 9830340487

Empanelled Bank of Baroda,

Bank of India

Ref. No.

Date.....18/03/25.....

To
The Branch Manager,
Bank of India
Southern Avenue Branch,
Mehta House
32, Southern Avenue
Kolkata 700 029

Dear Sir

Subject/Reference: --TITLE SEARCH REPORT on the property/ies **ALL THAT** under construction **2BHK** one self contained Ownership Residential Flat having its measuring of **750 Sq. Feet Super built-up area** be the same a little more or less consisting of Two Bed Rooms, One Kitchen cum Dining space Two Toilets and One Balcony at the **South West** side on the **2nd Floor** (Second Floor) together with Lift facilities of **G+III** Storied Residential Building along with right to enjoy and use all common area with undivided proportioned Share of the homestead land 06 Cottahs 00 Chittaks 00 Sq. Feet be the same a little more or less comprising of **RS & LR Dag No.3249** appertaining to the present **LR Khatian No's.213 & 3477** (recorded in favour of **Abinash Chandra Roy & Manindra Prasad Das**) appertaining to **RS Khatian No.501** at **Mouza- Parui Gram** (Parui) , JL No.3 now 103 , Tauzi No.351, RS No.80 , Pargana- Balia, which is lying and situated within the local limits of **Kolkata Municipal Corporation** being **KMC Premises No.641** Parui Das Para Road having its **Assessee No. 411290706175** under **KMC Ward No.129, Borugh No.XIV, Kolkata 700 061** within the jurisdiction of **P.S- Sarsuna** (Formerly- Thakurpukur), Additional Dist. Sub-Registry office Behala in the District South 24 Parganas, West Bengal.

With reference to you letter No.dated I on the basis of the Original title deeds forwarded to me pertaining to the said immovable property/ies and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under.

Reference No.-----

Date-----

01..	Name (s) and Address(es) of the Mortgagor(s)/Title holder(s)	<p>Proposed intending Mortgagors as well as Purchasers)</p> <p>1.. MR. TAPAS DAS & Son of Suraj Das</p> <p>2.. SMT. SHIPRA DAS Wife of Mr. Tapas Das</p> <p>Both are residing at 19/1C, Alipore Road, P.O & P.S- Alipore, Kolkata 700 027</p> <p>Present Title Holders of entire land :-</p> <p>1.. Mr. Abinash Chandra Ror son of Late Rakhai Chandra Roy</p> <p>2.. Mr. Sushanta Das son of Late Manindra Prasad Das</p> <p>Both are residing at Parui Das Para Road, P.O- Sarsuna, P.S- Parnasree, Kolkata 700 061.</p>
2..	Title Deeds in Original/Photocopies seen by me.	<p>1.. Original Sale Deed (In Bengali Version Bikroy Kobala) being Deed No.02818 for the year 1976 , executed and registered on 22.12.76 at Alipore Joint Sub-Registry office, and recorded in Book-I, Volume- 50, Pages from 148 to 152, executed by the Owner/ Vendor ... Smt. Sarala Bala Das in favour of the Purchaser/Vendee Sri Abinash Chandra Roy</p> <p>2.. Original Sale Deed (In Bengali Version Bikroy Kobala) being Deed No.01943 for the year 1977, executed and registered on 06.12.77 at Behala, Alipore Dist. Sub-Registry office, and recorded in Book-I, Volume -39, Pages from 178 to 184, executed by the Owner/Vendor ...Smt. Sarala Bala Das in favour of the Purchaser/Vendee Sri Maninda Prasad Das.</p> <p>3.. Original General Power of Attorney being Deed No.0083 for the year 2001 (In Bengali Version Ammokatarnama Dalil) , executed and registered on 08.08.01 at Behala A.D.S.R office, and recorded in Book-IV, Volume -2, Pages from 167 to 172, executed by the Owners/ Principals... Sushanta Das & Others Das in favour of the Attorney Smt. Latika Das.</p> <p>4.. Original Gift Deed being Deed No.11338 for the year 2022, executed and registered on 16.08.22 at Behala A.D.S.R office, and recorded in Book-I, Volume – 1607-2022, Pages from 351678 to 351699, executed by the Donors... Smt. Latika Das & Others in favour of the Donee Sri Sushanta Das .</p> <p>5.. Original Development Agreement being Deed No.11332 for the year 2022, executed and registered on 16.08.22 at Behala A.D.S.R office and recorded in Book-I, Volume 1607-2022, Pages from 352565 to 352595 .</p>

Krishnendu Haldar
Advocate
Empanel : Bank of India

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executed by the **Owner** Sri Abinash Chandra Roy in favour of the **Developer** M/S. Loketara Realtors (Partnership Firm) .

6.. **Original Power of Attorney** being **Deed No.11361 for the year 2022**, executed and registered on 16.08.22 at Behala A.D.S.R office, and recorded in Book-I, Volume -1607-2022, Pages from 352363 to 352385, executed by the **Owner/ Principal...** Abinash Chandra Roy in favour of the **Attorney** Sri Rajib Chakraborty & Sri Jayanto Chakraborty (Partners of M/S. Loketara Realtors .)

7.. **Original Deed of Amalgamation** being **Deed No.15884 for the year 2022**, executed and registered on 02.12.22 at Behala A.D.S.R office, and recorded in Book-I, Volume -1607-2022, Pages from 481847 to 481870, executed by the **First Party** Sri Rajib Chakraborty & Sri Jayanto Chakraborty, (Attorney of the Owner Sri Abinash Ch. Roy) with the **Second Party/Owner** Sri Sushanta Das

8.. **Original Development Agreement** being **Deed No.00472 for the year 2023**, executed and registered on 16.01.23 at Behala A.D.S.R office and recorded in Book-I, Volume 1607-2023, Pages from 25845 to 25883, executed by the **Owners** Sri Abinash Chandra Roy & Sri Sushanta Das in favour of the **Developer** M/S. Loketara Realtors .

9.. **Original Power of Attorney** being **Deed No.00478 for the year 2023**, executed and registered on 16.01.23 at Behala A.D.S.R office, and recorded in Book-I, Volume -1607-2023, Pages from 25771 to 25794, executed by the **Owners/ Principals...** Abinash Chandra Roy & Sushanta Das in favour of the **Attorney** Sri Rajib Chakraborty & Sri Jayanto Chakraborty (Partners of M/S. Loketara Realtors .)

Related Others Documents-

10.. **Original 'Death Certificate'** of Late Manindra Prasad Das (died on 04.07.01) son of Late Lal Mohan Das being Reg. No.56 , issued by Health Department of KMC on 04.07.01

11.. **Original Affidavit** being Affidavit No.36220 for declaration of Legal Heirs of Late Monindra Prasad Das and affidavit by his son Sri Sushanta Das from the Ld. Judicial Magistrate (1st Class) at Alipore on 06.09.22

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		<p>12.. Digital Copy of LR Record being LR Khatian No.213 , Dag No.3249 at Mouza- Parui in favour of Abinash Chandra Roy dated 04.10.24</p> <p>13.. Digital Copy of Receipt of Khajna/Dakhila (collect from On-line Portal) being Receipt No. REVREC2024163015607 in respect of Khatian No.231 under Dag No.3249 of Abinash Chandra Roy.</p> <p>14.. Portal Copy of Assessment, issued by Assessment Department being Assessment No.411290707175 at the Premises No.641 Parui Das Para Road, Ward No.129 in favour of Sushanta Das & Abinash Chandra Roy.</p> <p>15.. Digital Copy of Sanction Building Plan being Building Permit No.2023140345 dated 21.03.24 valid up to 20.03.29 ..</p> <p>16.. Original Un-Registered "Agreement for Sale" executed on 02.02.25 among the Owners/1st Part.....Abinash Chandra Roy & Another and the Purchasers/ 2nd Part Sri Tapas Das 7 Smt. Shipra Das with the Developer/ 3rd Part..... Loketara Realtors .</p>		
03..	Description of immovable property / ies			
	Survey No.	Extent Areas (in acres/ hectares)	Location	Boundaries
	Mouza-Parui Gram, JL No.3 now 103, RS & LR Dag No.3249 LR Khatian No's.213 & 3477, RS Khatian No.501 Tauzi No.651, RS No.80 , Pargana- Balia, .	ALL THAT under construction 2BHK Ownership Residential Flat measuring of 750 Sq. Feet Super built-up area at the South West side on the 2 nd Floor (Second Floor) together with Lift facilities of G+III Storied Residential Building	Under KMC Premises No.641 Parui Das Para Road . Assessee No. 411290706175 Ward No.129, Kolkata 700 061 P.S- Sarsuna District South 24 Parganas, Near Nabapally Kai Mandir .	<u>As per Agreement for Sale & Building Plan –</u> ON THE NORTH :- By land of Sunil Kr. Das ON THE SOUTH:- 400 Parui Das Para Road ON THE EAST :- 10 Feet Wide Parui Das Para Road ON THE WEST:- 16 Feet Wide Parui Das Para Road
04..	Search in Sub- Register's Office .			
	i.. Location of property/ies (Particulars of the district/sub-district within which the property is located and the address of the registering officer-..... in case the property is situated in more than one Sub- District/District, the particulars of all the concerned Sub- District/District and address of the registering officers to be given.)	<p>District.- South 24 Parganas , KMC, P.S- Sarsuna .</p> <p>A.D.S.R office- Behala , DR & S.S.R –Alipore, South 24 Parganas, A.R.A- Kolkata .</p>		

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ii.. Investigation , flow/tracing of Title and Search .

(The Search in the records such as Index No.1.Index No.2, Book No. 1/ Supplementary Book No.1 should be made for the past 30 years to trace any encumbrance is created on the property. A narration of the roof and mortgagor should be given. The details of the books/indexes searched by Advocate to be stated . In the event of any break in the chain of title or in case of any mortgage, change or encumbrance subsists over the property, the details thereof specifying how the break in the chain of title took place to be stated.)

The afore said proposed mortgaged " **SUBJECT**" property has been search for the period of **30 years** (**Index No. 02** , from 01.01.95 to 2025 Current month) at Behala A.D.S.R , Alipore (South 24 Parganas) D.R&D.S.R and A.R.A at Kolkata and Court record searching for the period of **12 Years** from 01.01.13 to 2025 for both **Title Suit & Money Suit** at Alipore Civil Court , but there are no entry and any Suit file/pending as adverse was detected which might affect the Title, Right & Interest of the present owners.

Flow/Tracing of Title**A.. Land area 03 Cottahs – Owner Sri Abinash Chandra Roy –**

WHEREAS- One Smt. Sarala Bala Das wife of Late Bata Krishna Das at Parui Das Para , Kolkata,61, (referred as the **Vendor**) by virtue of a registered Sale Deed, sold, conveyed and transferred , **All That 03 Cottahs** bagan now Bastu land with specific demarcation of RS Dag No.3249 under RS Khatian No.501 at Mouza- Parui Gram , JL No.3 (now-103) , Tauzi No. 351, RS No.80 , Pargana- Balia, presently within the local limits of **Kolkata Municipal Corporation** being **KMC Premises No.641** Parui Das Para Road under **KMC Ward No.129**, Kolkata 700 061 within the jurisdiction of **P.S- Behala** presently Sarsuna in the Dist South 24 Parganas , in favour of **Sri Abinash Chandra Roy** son of Rakhal Chandra Roy at Parui Nabapally, Kolkata 61 (therein referred as the **Vendee**) , which was executed and registered on 22.12.76 under Sub-Registry office Alipore at Behala and recorded in Book-I, Volume- 50, Pages from 148 to 152being **Sale Deed No.02818 for the year 1976** (In Bengali Version Bikroy Kobala)

AND WHEREAS, the said **Sri Abinash Chandra Roy** recorded his name in the LR record being **LR Khatian No.213** appertaining to RS Khatian No.351 corresponding to LR & RS Dag No.3249 at the said Mouza- Parui Gram now Parui and his name also recorded under KMC Record , Premises No. 9, Paul Paddy Road under P.S Behala after that Parnasree now Sarsuna and paying taxes thereon.

AND WHEREAS, due to construct a multi storied building of the said recorded land , **Sri Abinash Chandra Roy** by virtue of a registered Deed of Power of Attorney , he appointed his registered

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Attorney namely **Sri Rajib Chakraborty & Jayanto Chakraborty** both are son of Late Samir Chakraborty the partner of a Partnership Firm namely **LOKETARA REALTORS** having its registered Office at 70, Bhupen Roy Road, P.O & P.S- Behala, Kolkata , which was executed and registered on 16.08.222 at Behala A.D.S.R office and recorded in Book-I, Volume- 1607-2022, Pages from 352363 to 352385 being **POA Deed No.11361 for the year 2022** .

On the same day and registry office , He also executed and registered a Development Agreement with the Developer the afore said a partnership Firm **LOKETARA REALTORS** and recorded in Book-I, Volume- 1607-2022, Pages from 352565 to 352595 being **Development Agreement Deed No.11332 for the year 2022**.

B.. Land Area 03 Cottahs – Owner Sri Sushanta S/O- Late Manindra Prasad Das.

WHEREAS- 1.. One Smt. Sarala Bala Dasi (same as Das) wife of Late Bata Krishna Das at Parui Das Para , Kolkata,61, (referred as the **Vendor**) by virtue of a registered Sale Deed, sold, conveyed and transferred , **All That 03 Cottahs** bagan now Bastu land with specific demarcation of RS Dag No.3249 under RS Khatian No.501 at Mouza- Parui Gram , JL No.3 (now-103) , Tauzi No. 351, RS No.80 , Pargana- Balia, presently within the local limits of **Kolkata Municipal Corporation** being **KMC Premises No.641 Parui Das Para Road under KMC Ward No.129, Kolkata 700 061** within the jurisdiction of **P.S- Behala** presently Sarsuna in the Dist South 24 Parganas , in favour of **Sri Manindra Prasad Das** son of Late Lal Mohan Das at Parui Das Para, Nabapally, Kolkata 61 (therein referred as the **Vendee**) , which was executed and registered on 06.12.77 under Sub-Registry office Alipore at Behala and recorded in Book-I, Volume- 39, Pages from 178 to 184 being **Sale Deed No.01943 for the year 1977** (In Bengali Version Bikroy Kobala)

2.. the said **Sri Manindra Prasad Das** recorded his name in the LR record being **LR Khatian No.3477** appertaining to RS Khatian No.351 corresponding to LR & RS Dag No.3249 at the said Mouza- Parui Gram now Parui under P.S Behala after that Parnasree now Sarsuna and paying taxes thereon.

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3.. During possessed and occupied over the said total 03 Cottahs land the said Manindra Prasad Das died intestate on 01.07.01 leaving behind his wife **Smt. Latika Das** One Son **Sri Sushanta Das** and three daughters namely **Miss. Sumita Das, Smt. Sukla Roy** wife of Sri Abhijit Roy and **Smt. Debi Roy** wife of Sri Kesab Kumar Roy as his legal heirs and successors.

4.. Regarding to the Hindu Successions Act 1956 the afore said total Five legal heirs of Late Manindra Prasad Das are jointly inherited of their undivided equal $1/5^{\text{th}}$ share of the afore said entire property.

AND WHEREAS During possessed and occupied of the said property , the Four Co Sharers namely **Sri Sushanta Das, Miss. Sumita Das, Smt. Sukla Roy** and **Smt. Debi Roy** by virtue of a registered Deed of General Power of Attorney , they jointly appointed their registered Attorney in respect of their undivided $4/5^{\text{th}}$ Share of 03 Cottahs land along with others property in favour of their mother **Smt. Latika Das** wife of Late Manindra Prasad Das , which was executed and registered on 08.08.01 at Behala A.D.S.R office and recorded in Book-IV, Volume- 2, Pages from 167 to 172 being **Deed No.00083 for the year 2001** (In Bengali Ammuktarnama) .

AND WHEEAS , the registered Attorney **Smt. Latika Das** , by virtue of registered deed of Gift , she gift and transferred $4/5^{\text{th}}$ Share of entire 03 Cottahs in favour of her son **Sri Sushanta Das** , which was executed and registered on 16.08.22 at Behala A.D.S.R office and recorded in Book-I, Volume- 1607-2022, Pages from 351678 to 351699 being **Gift Deed No.11338 for the year 2022**.

So, Sri Sushanta Das was Sole Owner of entire 03 Cotthas land , which he had been got $1/5^{\text{th}}$ Share from his ancestral property and $4/5^{\text{th}}$ Share from the afore said registered Deed of Gift .

AND WHEREAS , I.. due to construct a multi storied building of the said land, the afore said Two Owners namely **Sri Sushanta Das Sri Abinash Chandra Roy**, by virtue of registered Amalgamation Deed , they amalgamate of Total **06 Cotthas land** [03 Cottahs + 03 Cotthas] with a specific single demarcation , which was executed and registered on 02.12.22 at Behala A.D.S.R office and recorded in

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Book-I, Volume- 1607-2022, Pages from 481847 to 481870 being **Amalgamate Deed No.15884 for the year 2022.**

AND WHEREAS the, afore said two Owners **Sri Sushanta Das & Sri Abinash Chandra Roy** jointly recorded their name under KMC recorded being **Assessee No.411290707175** , KMC **Premises No.641** Parui Das Para Road, **Wad No.129** under KMC Borugh No.XIV in the Dist. South 24 Parganas and paying taxes thereon.

AND WHEREAS :- 1.. That due to construct of a multistoried building of Total area of land i.e **06 Cottahs** comprising of RS & LR Dag No.3249 appertaining to the present LR Khatian No's.213 & 3477 appertaining to RS Khatian No.501 at Mouza- Parui Gram, JL No.3 now 103 , Tauzi No.351, RS No.80 , Pargana- Balia, which is lying and situated within the local limits of Kolkata Municipal Corporation being KMC Premises No.641 Parui Das Para Road, AssesseeNo. 411290706175 , KMC Ward No.129, Kolkata 700 061 under P.S- Sarsuna (Formerly- Thakurpukur) , by virtue of a registered deed of Development Agreement that two Owners **Sri Sushanta Das & Sri Abinash Chandra Roy** jointly appointed as their Developer **LOKETARA REALTORS** having its registered Office at 70, Bhupen Roy Road, P.O & P.S- Behala, Kolkata a partnership Firm , which was executed and registered on 16.01.23 at Behala A.D.S.R office and recorded in Book-I, Volume- 1607-2023, Pages from 25845 to 25883 being **Development Agreement Deed No.00472 for the year 2023.**

2.. On the same day and same registry office , they also executed and registered a Power of Attorney in favour of the two partners of **Loketara Realtors** namely **Sri Rajib Chakraborty & Jayanto Chakraborty** both are son of Late Samir Chakraborty, which was executed and recorded in Book-I, Volume- 1607-2023, Pages from 25771 to 25794 being **POA Deed No.000478 for the year 2023.**

AND WHEREAS, regarding to the afore said registered Deed of Development Agreement and Power of Attorney in the Year 2023, the Developer is going to construct a G+III storied residential building of **Total 06Cottahs bastu land** be the same a little more or less, which is morefully and particularly describe in the "**Subject**" following by a, Sanction Plan **Permit No.2023140345** dated 21.03.24 and valid up to

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		20.03.29 . This project also under official proceeding for registered under West Bengal Real Estate Regulatory Authority (WBRERA) . AND WHEREAS , the afore said intending Purchasers MR. TAPAS DAS son of Suraj Das & SMT. SHIPRA DAS wife of Mr. Tapas Das both are residing at 19/1C, Alipore Road, P.O & P.S- Alipore, Kolkata 700 027 jointly execute an un-registered " Agreement for Sale " in respect of the afore said " Subject " property from the <u>Developers Allocation</u> with the Developer dated 02.02.25
	iii.. Confirm and state that the Original title deeds submitted are the originals registered before the Register of Assurance .	This to certify that the submitted " Original Deeds " are apparently clear its genuineness and they are registered at different Registry office.
	iv..Whether the property is ancestral and or/under joint ownership. If so, details of the Coparceners/Karta and /or the co-owners. The respective shares should be incorporated specifically.	The intending purchasers/borrowers as well as the mortgagors will be joint Owner (As per Agreement for Sale) of the proposed mortgaged ' Subject ' property.
	v.. Mino's interest if any (Imp. Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved, What precautions are to be taken to protect Bank's interest as a mortgagee to be stated? Please note that if the property belongs to a minor, permission of competent Court is required to create the mortgage of the property.)	No, there are not any minor's interest of the title of property.
	vi.. Documents are pending for registration. (Enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned Sub- Register's/Register's office are to be stated. If so, full details of such change etc. of charge holders' should be specified .)	" Agreement for Sale " is un-registered. The project is under construction , So " Agreement for Sale " is required registry for creation of Mortgage.
5..	Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State Where the property is located if applicable whether the immovable property (ies) fall(s) within	There are on impediment under Urban Land (Ceiling & Regulation) Act 1976,

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	the preview of the Act, Verification and investigation should be made under sections 26,27 and 28 of the Act to ensure that mortgagors has/have obtained from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.	
06..	Whether the property is acquired under Land Acquisition Act 1894/ 2014 and applicability of other State Legislations.	No, property is not acquired under Land Acquisition Act 1894/2014.
07..	Leasehold immoveable property (Where land/building is leasehold, please verify the terms of lease. Whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage)	No, the land is not under Leasehold property.
08..	Investigation under Income Tax Act 1961, pending litigation related to property if any. (Any permission of the concerned Assessing Officer under any of the provisions of I.T Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept.)	The proposed mortgaged property has been not investigation under IT Act 1961 by me.
09..	Investigation in regard to agriculture land (Investigation and search the necessary records etc, with specific reference to the land if it is surplus. Self-Cultivated, if consolidation of holdings/acquisition proceedings etc. is in progress in the area. Whether Government loan/any loan raised against the land and details about the charge/encumbrances may be specified. Specifically with reference to the Agriculture Land Laws.)	The property is situated under KMC and Nature of the property is Non-Agriculture .
10..	The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor	Proposed Mortgagors are an intending Purchasers of the "Subject" property . The entire land has been recorded in the record of BLRO and KMC record and all taxes has been paid .

Krishnendu Halder

Advocate
B.Sc, LL.B

Alipore Judge's court &
Diamond Harbour Judge Court

Residence & Chamber

Boalia, Garia, Kol- 84.

Email: krishnendu234@gmail.com

Mob No- 8910503156.

Whatsapp No. 9830140487

Reference No-----

Date -----

11..	Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.	No.
12..	If it is a property Owned by the Company the additional safeguards like search before the Register of Companies to be obtained be stated.	No.
13..	Whether the records of Sub- Register office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system . If so, whether any verification or cross checking are made and the comments /findings in this regard.	No.
14..	In case of Partition /family settlement deeds,	There not found any Partition/Family settlement deed in Title of Chain.
	i),whether the partition made is valid in law.	No
	ii),whether the original deed is available for deposit,	Not applicable in respect of the Subject property.
	iii),whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/ their share. The modality /procedure to be followed to create a valid and enforceable mortgage.	The proposed mortgagors are intending purchasers.
	iv), 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.	No
15..	Whether the property belongs to any trust or is subject to the rights of any trust?	No, the property is not under ant Trust.
	i) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property.	No
	ii) Is there any bar under local laws for creation of mortgage?	No.
	iii)The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective State/ Central law .	No.

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16..	In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the partners have authority to create mortgage for and on behalf of the firm	No, the property is not belongs under any Partnership Firm.
17..	If the property belongs to a Limited Company. Advocate to check the Borrowing powers, Board resolution and authorization to create mortgage /extension of documents, registration of any prior charge with the Company Register (ROC) Memorandum of Association and Articles of Association etc. and submit details.	No, the property is not under a Limited Company.
18..	In case of Societies, Association, check the required authority. power to borrow and whether the mortgage can be crated as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc. The additional precautions /permissions to be obtained for creation of valid mortgage as per the respective State/ Central laws to be stated.	No, the property is not belongs under Society or Association.
19..	If the property is a Flat/Apartment or residents/commercial complex. Advocate to inter alia check/verify	"Subject" Property is a residential Flat
	i).Promoter's /Land Owner's title to the land/ building.	Land Owner's title to the land
	ii) Development Agreement /Power of Attorney.	Yes, registered of Original Development Agreement & Power of Attorney are available, which are verified by me.
	iii) Independent title verification of the Land and/or building in question	Yes.
	iv) Agreement for Sale (duly registered)	Agreement for Sale is Unregistered and executed on 02.02.25
	v) Payment of proper Stamp duty;	No.
	vi) Approval of building plan, permission of appropriate/local authority. Etc;	Yes. Building Plan is approved from KMC, Borough No.XIV being Permit No. 2023140345 dated 21.03.24
	vii) Conveyance in favour of Society/ Condominium concerned;	No.

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	viii) Occupancy Certificate/Allotment letter /letter of possession;	Project is under construction and Proposed Mortgagors as well as the Borrowers jointly execute an Un-Register Agreement for Sale .
	ix) Membership details in the Society etc.	Not required
	x) Share Certificate;	Not required
	xi) No-Objection Letter form the Society	Not required
	xii) All legal requirements under the local/ Municipal laws, regarding Ownership of Flat/ Apartments/Building regulation. Development control regulations. Co-Operative Societies Laws etc.	No.
	xiii) Requirements of noting the Bank charge on the records of the Housing Society etc and comment	Not required
20..	Advocate also to check whether the name of mortgage is reflected as owner in the Revenue/ Municipal /Village records.	Proposed Mortgagors are an intending purchaser of flat, which under construction, so their name is not reflected under any record.
	i).. Whether the property offered as security is clearly demarcated in the title documents.	Yes.
	ii).. Whether the property has clear access as per documents.	Yes , On the East :- 10 Feet Wide Parui Das Para Road On the West:- 16 Feet Wide Parui Das Para Road.
21..	Any bar/restriction of creation of mortgage under any local or special enactments, details of proper registration of documents, payments of proper stamp duty etc.	For creation of mortgage registered Agreement for Sale / Deed of Conveyance is required in respect of the " Subject" property and Stamp duty will be paid as per assessment of Govt. of West Bengal (Directorate of Registration)
22..	Whether the governing law, the constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions. If any to be taken in such cases.	No.
23..	Whether the Bank will be able to enforce SARFAESI ACT 2002, if required against the property offered as security .	Yes, the Subject property is enforceable under the provision of the SARFAESI ACT 2002,

Thanking You
Yours regardsKrishnendu Haldar
Empanelled Advocate
Krishnendu Haldar
Advocate
Empanel : Bank of India



Ref. No.

Date. 18/03/25

CERTIFICATE

I, have examined the Original Title Deeds intended to be deposited relating to the aforesaid properties and offered a security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of right title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the record/copy of it in the office of the Sub Register and has both tallying with each other. I confirm having made search in the Land /Revenue records. I also confirm having verified and checked the records of the relevant Government officers/Sub- Register (s) office(s), Revenue Record, Municipal/Panchayet office, Land Acquisition Office, Register of Companies office. I do not find anything adverse which would prevent the Title holders from creating a valid Mortgage. The statements and other information given in the report are correct and true.

I certify that, there are no prior Mortgage/Charges encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 1995 to 2025 pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all encumbrances, charges claims.

I, certify that the present Owners Sri Sushanta Das & Sri Abinash Chandra Roy have got a valid, clear, absolute and marketable title over the property and it can be enforceable through the process of law including under the provision of SARFAESI ACT- 2002, for recovery of dues to the bank.

I, Mr./Mrs./M/S. Mr. Tapas Das & Mrs. Shipra Das Personally present and deposit the following title deeds in original with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage.

The following person/s should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage:-

Original "Agreement for Sale", executed on 02.02.25 in between the Developer Loketara Realtors and the Purchasers Mr. Tapas Das & Mrs. Shipra Das. (Required Registered.)

Photocopies of others related documents :-

Reference No-----

Date -----

- 1.. **Sale Deed** (In Bengali Version Bikroy Kobala) being **Deed No.02818 for the year 1976** , executed by the **Owner/ Vendor ... Smt. Sarala Bala Das** in favour of the **Purchaser/Vendee Sri Abinash Chandra Roy**
- 2.. **Sale Deed** (In Bengali Version Bikroy Kobala) being **Deed No.01943 for the year 1977**, executed by the **Owner/Vendor ...Smt. Sarala Bala Das** in favour of the **Purchaser/Vendee Sri Maninda Prasad Das**
- 3.. **General Power of Attorney** being **Deed No.0083 for the year 2001** , executed by the **Owners/ Principals... Sushanta Das & Others** Das in favour of the **Attorney Smt. Latika Das.**
- 4.. **Gift Deed** being **Deed No.11338 for the year 2022**, executed by the **Donors... Smt. Latika Das & Others** in favour of the **Donee Sri Sushanta Das .**
- 5.. **Development Agreement** being **Deed No.11332 for the year 2022**, executed by the **Owner Sri Abinash Chandra Roy** in favour of the **Developer M/S. Loketara Realtors (Partnership Firm) .**
- 6.. **Power of Attorney** being **Deed No.11361 for the year 2022**, , executed by the **Owner/ Principal... Abinash Chandra Roy** in favour of the **Attorney Sri Rajib Chakraborty & Sri Jayanto Chakraborty (Partners of M/S. Loketara Realtors .)**
- 7.. **Deed of Amalgamation** being **Deed No.15884 for the year 2022**, executed by the **First Party Sri Rajib Chakraborty & Sri Jayanto Chakraborty, (Attorney of the Owner Sri Abinash Ch. Roy)** with the **Second Party/Owner Sri Sushanta Das**
- 8.. **Development Agreement** being **Deed No.00472 for the year 2023**, executed by the **Owners Sri Abinash Chandra Roy & Sri Sushanta Das** in favour of the **Developer M/S. Loketara Realtors .**
- 9.. **Power of Attorney** being **Deed No.00478 for the year 2023**, executed by the **Owners/ Principals... Abinash Chandra Roy & Sushanta Das** in favour of the **Attorney Sri Rajib Chakraborty & Sri Jayanto Chakraborty (Partners of M/S. Loketara Realtors .)**
- 10.. **'Death Certificate'** of Late **Manindra Prasad Das** (died on 04.07.01) son of Late **Lal Mohan Das** being **Reg. No.56** , issued by **Health Department of KMC** on 04.07.01
- 11.. **Affidavit** being **Affidavit No.36220** for declaration of **Legal Heirs of Late Monindra Prasad Das** and affidavit by his son **Sri Sushanta Das** from the **Ld. Judicial Magistrate (1st Class)** at **Alipore** on 06.09.22
- 12.. **Digital Copy of LR Record** being **LR Khatian No.213 , Dag No.3249** at **Mouza- Parui** in favour of **Abinash Chandra Roy** dated 04.10.24
- 13.. **Digital Copy of Receipt of Khajna/Dakhila** (collect from On-line Portal) being **Receipt No. REVREC20241 63015607** in respect of **Khatian No.231** under **Dag No.3249** of **Abinash Chandra Roy.**
- 14.. **Portal Copy of Assessment**, issued by **Assessment Department** being **Assessment No.411290707175** at the **Premises No.641 Parui Das Para Road, Ward No.129** in favour of **Sushanta Das & Abinash Chandra Roy.**
- 15.. **Digital Copy of Sanction Building Plan** being **Building Permit No.2023140345** dated **21.03.24** valid up to **20.03.29 .**

The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deeds.

Krishnendu Haldar

Advocate
B.Sc, LLB

Alipore Judge's court &
Diamond Harbour Judge Court

Residence & Chamber
Boalia, Garia, Kol- 84.
Email: krishnendu234@gmail.com
Mob No- 8910503156.
Whatsapp No. 9830340487

Reference No-----

Date -----

1.. Registered of Original " Agreement for Sale" in respect of the Subject property.

**** Above mention all Photocopies 1 to 15 are kept for any further reference. *****

The stamp duty payable on Oral Assent/MOD (if applicable) –

I hereby return the original documents forwarded to me vide your above said letter .

The stamp duty payable on Oral Assent/MOD (if applicable) –

I hereby return the original documents forwarded to me vide your above said letter .

With kind regards and Thanking You.

Krishnendu Haldar
Empanelled Advocate

Krishnendu Haldar
Advocate
Empanel : Bank of India

জেলাঃ [16]DAKSHIN 24 PARGANA

ব্লকঃ [30]KOLKATA

মৌজাঃ [103]PARUI ✓

Live Data As On 05/03/2025,22:44:50)

J.I No 103 Thana Behala

Dag No	Shreni	Zamir Moat Pariman(ekar)	Dager Myap
3249	Kul Bagan	0.39	Click Here

hatian No	Raiter Nam	Pita/swami	Ansh	Ansh Pariman(ekar)	Manta
213	Abinash Chandra Rai	Rakhal	0.1270	0.0500	Nil
721	Kanti Das	Nanigopal	0.1270	0.0500	Nil
831	Kalbala Dasi	Subhash Chandra Das	0.3155	0.1200	Nil
1097	Ganes Ram	Toolsi	0.1270	0.0500	Nil
1679	Tarapada Majumdar	Khagendranath	0.1025	0.0400	Nil
1878	Deepali Das	Bijay	0.0370	0.0200	Nil
3477	Manindradas Das	Lalmohan	0.1270	0.0500	Nil
4196	Shankar Kamar Das	Bijay	0.0370	0.0100	Nil

K


Krishendu Haldar
Advocate
Empanel : Bank of India



গণপ্রজাতন্ত্রী
বাংলাদেশ

()



+ 👤 ACTION_TEST_REPRINT

(/citizen/property-tax/print-
ereceipts)

+ 👤 ACTION_TEST_CHECK

(/citizen/property-
tax/payments-status)

+ 👤 ACTION_TEST_PRINT_L

(/citizen/property-tax/unpaid-
bill-print)

+ 👤 ACTION_TEST_SUSPEN

(/citizen/property-
tax/suspense/adjustments-
report)

Assessee

Search

Assessee No

Ward

Street

Premises No

129

PARUI DASPARA RO...

641

Search

Reset

Krishnendu Haldar
Advocate
Empanel : Bank of India

Assessee List

Assessee No	Owner Name	Mailing Address	Premises No	Ward No	street Name	Person Liable Tax	Status
411290707175	SRI SUSHANTA DAS & SRI ABINASH CHANDRA ROY	641, PARUI DASPARA ROAD KOLKATA	641	129	PARUI DASPARA ROAD	-	ACTIVE

Rows per page: 10

1-1 of 1





Q:01132

Bill

Type

()	2/2023	S	U	74160	1968	31/07/2023	30/09/2023	Paid
←	3/2023	P	U	77760	269	22/12/2023	31/12/2023	Paid
+	ACTION_TEST_REPRINT							
(/citizen/property-tax/print-ereceipts)	3/2023	S	U	35280	211	30/10/2023	31/12/2023	Paid
+	ACTION_TEST_CHECK_3/2023	S	U	74160	1968	30/10/2023	31/12/2023	Paid
(/citizen/property-tax/payments-status)	4/2023	P	U	77760	269	01/03/2024	31/03/2024	Paid
+	ACTION_TEST_PRINT_L							
(/citizen/property-tax/bill-print)	4/2023	S	U	35280	211	29/01/2024	31/03/2024	Paid
+	ACTION_TEST_SUSPEN	S	U	74160	1968	29/01/2024	31/03/2024	Paid
(/citizen/property-tax/suspensions-adjustments-report)	4/2024	P	U	74160	2448	12/06/2024	30/06/2024	Unpaid
	2/2024	P	U	74160	2448	04/09/2024	30/09/2024	Unpaid
	3/2024	P	U	74160	2448	18/12/2024	31/12/2024	Unpaid
	4/2024	P	U	74160	2448	07/03/2025	31/03/2025	Unpaid

Rows per page: 100▼

201-224 of 224

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Krishnanda Haldar
Advocate
Empatet : Bank of India

No. REGN CC 441109

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 5209
10/2/85
2. Date of application..... 1955-75
3. Search for the year (s)
4. Name of office to which the record to be searched or inspected relates..... DR. R. K. Behal
5. Name of person or property to be searched..... he-64, Parni Das
6. Nature of document..... Lane Road, W-128
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 2
8. From whom received..... K. Halden
9. Fees paid under Article —
- F (1) (i) Rs. 60/-
- F (2) (ii)
- F (2)



No. REGN CC 487668

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 1348

Date of application 12/12/15

Search for the year (s) 15

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

Name of person or property to be searched F

Nature of document

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 641 Panshi Panshi Panshi

From whom received K. Haldar

Fees paid under Article —


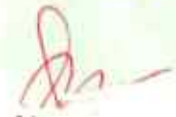
(i)

(ii)

..... Registrar of




West Bengal Form No. 870

HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal) **APPLICATION FOR INFORMATION**

Serial No & Date 1	Name & residence of the applicant 2	Name of Information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
13/03/25 95 113	K S Srinivasan 2008. Address	<p> Name of the case. 7th Civil Judge (Senior) at Alipore. Whether any Money Suit has been filed or Pending in the name of Abinash Chandra Ray 90- State Road Ch. Ray at Purnima Pura, P.S. Purnasree, W-61 from 01.01.13 to 2025 in connection with the Schedule - Schedule. M-54- Purni Ghar, Dh-3, Rs 249-3249 P.S. W-501, Purnasree, 641 Purni Ghar P.S. Purnasree, W-61, if So, please inform me. 1. No of Money Suit. 2. Name of the plaintiff/defendant 3. Result date of case & next date </p>	13/3/25		<p> No Such.....M.S......has been filed in this Court during the year.....01.01.2025 As it appears from CIS Entries </p> 




APPLICATION FOR INFORMATION

Serial No & Date 1	Name & residence of the applicant 2	Name of Information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
13/03/25 96 ATG	Kishorendra Kumar Advocate	<p>For the Court of the 20th Civil Judge (Senior) at Alipore.</p> <p>Whether any Title Suit has been filed or pending in the name of Abinash Chandra Roy No. Late Rakhal Ch. Roy of Barua Das Para Road, PS- Parnasree, Vol-61 in connection with the Schedule from 2013 to 2025.</p> <p>Mrga. Barua, 82-3, PS. sec- 3249 PS 24-501, Parnasree, 61/1 Parnasree, Vol-61. If so please inform me</p> <p>1. not Title Suit 2. name of plaintiff & respondents 3. present status in the case</p>	13/3/25	 	<p>No Such.....T.S. has been filed in this Court during the year 2013 to 2025 As it appears from CIS Entries</p> 


West Bengal Form No. 870

HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal) APPLICATION FOR INFORMATION

Serial No & Date 1	Name & residence of the applicant 2	Name of Information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
12/03/25 97 H/s	Krishnendu Dasg. Advocate	In the Court of Mr. J. M. Civil Judge (S.D.) at Alipore, Otheherom Title Suit has been filed from 01.01.13 to 2025 in the name of Susanta Das No-rate Mondra Boudha at Parni Despara, P.S. Parnasree, Nat-61 in connection with the Schedule Schedule Mazda Parni Gsam, No 3, PS No. 3299, PS No. 501, Premises - 61 Parni Das Peta RD, P.S. Parnasree, Nat-61, if so please inform me - - 1. no of Title Suit - 2. name of the plaintiff/defendant 3. Present status of case in the court	17/3/25		No Such..... T.S. has been filed in this Court during the year 2025 As it appears from C/S Files



HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal) **APPLICATION FOR INFORMATION**

Serial No & Date 1	Name & residence of the applicant 2	Name of Information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
13/03/25 98 116	Sri Chandra Shekhar Advocate	In the Court of Mr. J. M. Civil Judge (Sd. Div.) at Alipore, whether any money suit has been filed or not from 01.01.13 to 2025 in the name of Sustanta ees, Sh. Late Mahinoda Prasad Das at Patna Das Para, Pt Parnasree, 44-61 in connection with the schedule property Schedule. Maha - Parnasree, Sh. 3, PS sag-3249 PS No-501, Parnasree-61 Patna Das Para, PS - Parnasree, 44-61, if So, please inform me. 1. No of money suit 2. Name of plaintiff/defendant 3. Court status of case in the last date	13/3/25		No Such..... been filed in this Court during the year..... At 13/3/25 As it appears from CIS Entries

