

Suprio Ghosh, Advocate,
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Chamber & Residence:

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Opp: Collegepara Sishu Uddyan,
Ashutosh Mukherjee Road,
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Ref:.....

Date:

		ANNEXTURE – B
1.	a) Name of the Branch / BU/ Office seeking opinion.	STATE BANK OF INDIA, SME Branch, SHANTI SQUARE BUILDING, 2 nd Mile, Sevoke Road, Siliguri, District – Darjeeling.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Sl. No. _____, dated _____;
	c) Name of the Borrower: SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar Kedia, resident of MITTAL NIWAS, 13, Park Location, Post Office & Police Station – Kurseong, District – Darjeeling.	
2.	a) Type of Loan:	C/C
	b) Type of Property:	Land
3.	a) Name of the unit / concern/ company person offering the property(ies) as security	SRI HEMANT MITTAL & SMT. REKHA KEDIA,
	b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge	SRI HEMANT MITTAL & SMT. REKHA KEDIA,
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Borrower;
4.	Value of Loan (Rs. In crore):	Rs.
5.	Complete or full description of the immoveable property (ies) offered as security including the following details: ALL THAT piece or parcel of a plot of land measuring 24 (twenty-four) kathas 8 (eight) chhataks or 0.4042 acres, appertaining to and forming part of R. S. Plot No. 81, 82 & 83, corresponding to L. R. Plot No. 204, 210, 211, 217 & 218, recorded in Khatian No. 1467 (old); 3130, 3132 (new), situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, in the State of West Bengal.	
	(a) Survey No.	R. S. Plot No. 81, 82 & 83, corresponding to L. R. Plot No. 204, 210, 211, 217 & 218, recorded in Khatian No. 1467 (old); 3130, 3132 (new).
	(b) Door No.(incase of house property)	R. S. Plot No. 81, 82 & 83, corresponding to L. R. Plot No. 204, 210, 211, 217 & 218, recorded in Khatian No. 1467 (old); 3130, 3132 (new).
	(c) Extent / area including plinth / built up area in case of house property	Land,

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

Within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area. Police Station – Matigara, District – Darjeeling. The said land is butted and bounded as follows:-

NORTH: By the Plot No. 204, 209, 212, 213 & 216;

SOUTH: By the Road;

EAST : By the land of Nahata Aqua Private Ltd.;

WEST : By the land of Nahata Aqua Private Ltd.;

6. a) Particulars of the documents scrutinized-serially and chronologically.

b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.

Note: Only originals or certified extracts from the registering/ land/ revenue/ other authorities be examined.

Sl. No.	Date	Name/ Nature of the Document	Original/ Certified copy/ Certified extract/ Photocopy, etc.	In case of copies whether the original was scrutinized by the Advocate.
1.	25.09.19	Deed of Sale, being No I-5857 of 2019, registered with the office of the Additional District Sub-Registrar, Bagdogra;	Original	Yes
2.	25.09.19	Deed of Sale, being No I-5858 of 2019, registered with the office of the Additional District Sub-Registrar, Bagdogra;	Original	Yes
3.	04.11.16	Deed of Sale, being No. I-6680 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
4.	04.11.16	Deed of Sale, being No. I-6683 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
5.	04.11.16	Deed of Sale, being No. I-6684 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
6.	10.03.06	Deed of Sale, being No. I-6952 of 2006 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
7.	28.07.72	Deed of Sale, being No. I-3527 of 1972 (Chain Deed), registered with the office of the then Sub-Registrar, Siliguri;	Photocopy	Photocopy verified
8.	06.01.17	Deed of Sale, being No. I-97 of 2017 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
9.	20.02.12	Deed of Sale, being No. I-1556 of 2012 (Chain Deed), registered with the office of the Additional District	Photocopy	Photocopy verified

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		Sub-Registrar, Bagdogra;		
10	30.09.05	Deed of Sale, being No. I-4535 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
11	06.01.04	Deed of Sale, being No. I-1485 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
12	06.01.17	Deed of Sale, being No. I-98 of 2017 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
13	20.02.12	Deed of Sale, being No. I-1553 of 2012 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
14	30.09.05	Deed of Sale, being No. I-4536 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
15	23.02.05	Deed of Sale, being No. I-684 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy	Photocopy verified
16	17.12.19	L. R. Khatian; vide Khatian No. 3130 of Mouza – Baragharia, in the name of SRI HEMANT MITTAL;	Original	Yes
17	17.12.19	L. R. Khatian; vide Khatian No. 3132 of Mouza – Baragharia, in the name of SMT. REKHA KEDIA;	Original	Yes
18	26.02.20	Conversion Certificate, vide Conversion Case No. CN/2019/0401/3475, Office Memo No. 270/SDL&LRO-SLG/2020, dated 26.02.2020;	Original	Yes
19	26.02.20	Conversion Certificate, vide Conversion Case No. CN/2019/0401/3476, Office Memo No. 271/SDL&LRO-SLG/2020, dated 26.02.2020;	Original	Yes
20	21.07.22	Land Revenue Receipt – 2 (two) Nos. showing payment upto 1429 B. S.;	Original	Yes
21	13.01.23	Gram Panchayat Tax Receipt, vide Receipt No. 4158, showing payment upto March, 2023;	Original	Yes
22	19.12.19	Land Use Compatibility Certificate, vide Office Memo No. 3883/SJDA;	Original	Yes
23	16.07.21	G + 3 (three) storied residential building, vide Registration No. 364, Order No. 206/MPS, dated 16.07.2021;	Original	Yes
7.		a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed Mortgagor?	Yes	

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	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's Office have been verified page by page with the Original documents submitted?	Yes
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online /computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	NO
	d) Whether proper registration of documents completed. Details thereof to be provided.	Yes
9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Additional District Sub-Registrar, Bagdogra;
	b) Whether it is possible to have registration of documents in respect to the property in question, at more than one office of sub –registrar/ district registrar / registrar-general. If so, please name all such offices.	Registrar of Assurance – III at Kolkata, District Sub-Registrar, Darjeeling, Additional District Sub-Registrar, Bagdogra, Additional District Sub-Registrar, Siliguri;
	c) Whether search has been made at all the offices named as (b) above?	YES
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple little documents in respect of the property in question?	No

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- 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. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

In case of property offered as security for loans of Rs. 1 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used):

It appears from the records and documents forwarded that one M/S. FRIENDS & COMPANY acquired a plot of land measuring 3.79 acres, appertaining to and forming part of R. S. Plot No. 80, 81, 83, recorded in R. S. Khatian No. 14/1, situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, by virtue of a Deed of Sale, duly executed by SMT. SHANTI PAUL & SMT. MALLIKA PAUL, registered with the office of the then Sub-Registrar, Siliguri on 09.06.1969 and the said document was recorded in Book No. I, being No. I-2854 of 1969. Thereafter, one SRI AMITAVA DUTTA was inducted as Partner in the M/S. FRIENDS & COMPANY after retirement of SRI PARESH NATH KUNDU on 31.10.1990.

AND WHEREAS, one SRI AMULYA KUMAR DUTTA, son of Late Kunja Behari Dutta acquired a plot of land measuring 1.48 acres, appertaining to and forming part of R. S. Plot No. 80, 81, 83, recorded in R. S. Khatian No. 14/1, situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, by virtue of a Deed of Sale, duly executed by SRI SUDHIR KUMAR RAHA, son of Late Kshitish Chandra Raha, registered with the office of the then Sub-Registrar, Siliguri on 28.07.1972 and the said document was recorded in Book No. I, Volume No. 47, at pages from 80 to 83, being No. I-3527 of 1972.

AND WHEREAS, above named M/S. FRIENDS & COMPANY, a Partnership firm and SRI AMULYA KUMAR DUTTA jointly sold and transferred a plot of land measuring 0.43 acres, in part of L. R. Plot No. 204 of Mouza – Baragharua, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling to and in favour of SRI SATISH KUMAR MANDAL, SRI PAWAN KUMAR AGARWAL & SRI DILIP KUMAR AGARWAL, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 10.03.2006 and the said document was recorded in Book No. I, Volume No. 172, at pages from 173 to 182, being No. I-6952 of 2006.

AND WHEREAS, above named SRI SATISH KUMAR MANDAL, SRI PAWAN KUMAR AGARWAL & SRI DILIP KUMAR AGARWAL severally sold and transferred

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altogether plot of land measuring 22 (twenty-two) kathas 4 (four) chhataks to and in favour of NAHATA AQUA PRIVATE LTD., a Private Limited Company, by executing 3 (three) separate Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 28.10.2016 and those documents were recorded in Book No. I, Volume No. 0403-2016, at pages from 138817 to 138837, being No. I-6680, for the year 2016, Book No. I, Volume No. 0403-2016, at pages from 138498 to 138519, being No. I-6683, for the year 2016 and Book No. I, Volume No. 0403-2016, at pages from 139338 to 139359, being No. I-6684, for the year 2016.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired a plot of land measuring 1.00 acre, in part of R. S. Plot No. 82, 266, 268, 274 & 276, corresponding to L. R. Plot No. 210, 211 & 220, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Sale, duly executed by SRI RAGHURA LOHARA, son of Late Sonia Lohara, registered with the office of the Additional District Sub-Registrar, Bagdogra on 30.09.2005 and the said document was recorded in Book No. I, Volume No. 115, at pages from 345 to 358, being No. I-4535, for the year 2005.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired another plot of land measuring 1.34 acres, in part of R. S. Plot No. 83, 265 & 266, corresponding to L. R. Plot No. 217, 218 & 219, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Sale, duly executed by SRI RAGHURA LOHARA, son of Late Sonia Lohara, registered with the office of the Additional District Sub-Registrar, Bagdogra on 30.09.2005 and the said document was recorded in Book No. I, Volume No. 115, at pages from 359 to 374, being No. I-4536, for the year 2005.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired a plot of land measuring 0.41 acres, in part of R. S. Plot No. 266, 268, 274 & 276, corresponding to L. R. Plot No. 220 & 221, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Gift, duly executed by SMT. MALVIKA SUBBA, registered with the office of the Additional District Sub-Registrar, Bagdogra on 08.05.2009 and the said document was recorded in Book No. I. C. D. Volume No. 4, at pages from 177 to 181, being No. I-197, for the year 2009.

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AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired another plot of land measuring 1.22 acres, in part of R. S. Plot No. 274, 276 & 279. corresponding to L. R. Plot No. 228, 229 & 230, recorded in L. R. Khatian No. 393. situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Gift, duly executed by SMT. MALVIKA SUBBA, registered with the office of the Additional District Sub-Registrar, Bagdogra on 08.05.2009 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 182 to 186, being No. I-198, for the year 2009.

AND WHEREAS, above named SRI DHIRAJ SUBBA [after obtaining permission under Chapter – IIA of West Bengal Land and Land Reforms Act, 1955, Siliguri and Project Officer-cum-D.W.O., B.C.W., Siliguri, vide Office Memo No. 205/1(2)-B.C.W.-Project. dated 20.01.2012]. thereafter sold and transferred a plot of land measuring 36 (thirty-six) decimals to and in favour of SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 20.02.2012 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 5738 to 5755, being No. I-1553 of 2012. Being owner in such possession, above named SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania thereafter sold and transferred a plot of land measuring 36 (thirty-six) decimals to and in favour of NAHATA AQUA PRIVATE LTD., a Private Limited Company, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 06.01.2017 and the said document was recorded in Book No. I, Volume No. 0403-2017, at pages from 2051 to 2076, being No. I-98 of 2017.

AND WHEREAS, above named SRI DHIRAJ SUBBA [after obtaining permission under Chapter – IIA of West Bengal Land and Land Reforms Act, 1955, Siliguri and Project Officer-cum-D.W.O., B.C.W., Siliguri, vide Office Memo No. 205/1(2)-B.C.W.-Project. dated 20.01.2012]. thereafter sold and transferred a plot of land measuring 66 (sixty-six) decimals to and in favour of SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri

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Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 20.02.2012 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 5786 to 5803, being No. I-1556 of 2012. Being owner in such possession, above named SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania thereafter sold and transferred a plot of land measuring 66 (sixty-six) decimals to and in favour of NAHATA AQUA PRIVATE LTD., a Private Limited Company, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 06.01.2017 and the said document was recorded in Book No. I, Volume No. 0403-2017, at pages from 2024 to 2050, being No. I-97 of 2017.

AND WHEREAS, above named NAHATA AQUA PRIVATE LTD., a Private Limited Company sold and transferred a plot of land measuring 12 (twelve) kathas 4 (four) chhataks to and in favour of SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar Kedia, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 01.08.2019 and the said document was recorded in Book No. I, Volume No. 0403-2019, at pages from 134170 to 134190, being No. I-5857 of 2019.

AND WHEREAS, above named NAHATA AQUA PRIVATE LTD., a Private Limited Company sold and transferred a plot of land measuring 12 (twelve) kathas 4 (four) chhataks to and in favour of SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar Kedia, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 01.08.2019 and the said document was recorded in Book No. I, Volume No. 0403-2019, at pages from 134191 to 134211, being No. I-5858 of 2019.

AND WHEREAS, above named SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar Kedia, by virtue of 2 (two) separate Deed of Sale acquired altogether plot of land measuring 24 (twenty-four) kathas 8 (eight) chhataks in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Thereafter, record of right was prepared for the said land measuring 24 (twenty-four) kathas 8 (eight) chhataks or 0.4042 acres in the name of SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar Kedia in the newly published L. R. Khatian; vide Khatian No.

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<p>3130 & 3132, L. R. Plot No. 204, 210, 211, 217 & 218 of Mouza – Baragharia.</p> <p>Subsequently, above named SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar Kedia converted the classification of land from Rupni, Danga to Bastu, vide Conversion Case No. CN/ 2019/0401/3475, Office Memo No. 270/SDL&LRO-SLG/2020, dated 26.02.2020 & Conversion Case No. CN/ 2019/0401/3476, Office Memo No. 271/SDL&LRO-SLG/2020, dated 26.02.2020.</p> <p>AND WHEREAS, above named SRI HEMANT MITTAL & SMT. REKHA KEDIA thereafter obtained a G + 3 (three) storied residential building, vide Registration No. 364. Order No. 206/MPS, dated 16.07.2021.</p>	
<p>a) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title.</p> <p>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 (thirty) years is mandatory.</p>	<p>Minors interest is not there;</p>
<p>b) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.</p>	<p>Not applicable</p>
<p>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. Guarantee / Allottee etc.).</p>	<p>Ownership</p>
<p>If ownership rights:-</p>	
<p>a) Details of the conveyance documents.</p>	<p>Additional District Sub-Registrar, Bagdogra on 01.08.2019 and the said document was recorded in Book No. I, Volume No. 0403-2019, at pages from 134170 to 134190, being No. I-5857 of 2019.</p> <p>Additional District Sub-Registrar, Bagdogra on 01.08.2019 and the said document was recorded in Book No. I, Volume No. 0403-2019, at pages from 134191 to 134211, being No. I-5858 of 2019.</p>

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	b) Whether the document is properly stamped.	Yes
	c) Whether the document is properly registered.	Yes
	If leasehold, whether:-	No
	a) The Lease Deed is duly stamped and registered.	Not applicable
	b) The Lessee is permitted to mortgage the Leasehold.	Not applicable
	c) Duration of the Lease/unexpired period of lease.	Not applicable
	d) If, a sub-lease, check the Lease Deed in favour of the Lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable
	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether:-	No,
	a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions	Not applicable
	b) The mortgagor is competent to create charge on such property	Not applicable
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
	If occupancy right, whether:-	No
	a) Such right is heritable and transferable	Not applicable
	b) Mortgage can be created;	Not applicable
12	Has the property been transferred by way of Gift/ Settlement Deed:-	No
	a) The gift/ Settlement Deed is duly stamped and registered;	Not applicable
	b) The gift/ Settlement Deed has been attested by two witnesses	Not applicable
	c) The gift Deed transfers the property to Donee;	Not applicable
	d) Whether there is any restriction on the Donor in executing the gift/ settlement deed in question;	Not applicable
	e) Whether the Donee has accepted the gift by signing the Gift Deed or by a separated writing or by implication or by actions;	Not applicable
	f) Whether the Donee is in possession of the gifted property;	Not applicable

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	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
	a) Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable Mortgage.	Not applicable
	b) Whether mutation has been effected	Not applicable
	c) Whether the mortgagor is in possession and enjoyment of his share.	Not applicable
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not applicable
	e) In respect of partition by a decree has become final and all other conditions/ formalities are completed/ complied with	Not applicable
	f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
14	Whether the title documents include any testamentary documents/ wills?	NO
	(a) In case of will, whether the will is registered will or unregistered will?	Not applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	(c) Whether the property is mutated on the basis of will?	Not applicable
	(d) Whether the original will is available?	Not applicable
	(e) Whether the original death certificate of the testator is available?	Not applicable
	(f) What are the circumstances and / or documents to establish the bill in question is the last and final bill of the testator?	Not applicable
	(g) Comments on the circumstances, such as the availability of the declaration by all the beneficiaries about the genuineness/ validity of the will, etc., which are relevant to rely on the will, availability of the mother/ original Title Deeds are to be explained.	Not applicable

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15	<p>Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/ other institution.</p>	NO
	(a) Any restriction in creation of charges on such property?	NO
	(b) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	NO
16	a) Whether the property is a HUF/ joint family property?	NO
	b) Whether mortgage is created for family benefit/ legal necessity. whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
17	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	NO
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	(c) If yes, additional precautions / permissions to be obtained for creation of valid mortgage?	Not applicable
	(d) Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter.	Not applicable
18	If the property is Agricultural land:-	No, as per Conversion Certificate, classification of land is Bastu.
	(a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation /enforcement of mortgage.	Not applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage.	Not applicable
	(c) In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable

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19	a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	NO
	b) Additional aspects relevant for investigation of title as per local laws.	No
20	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No such information given by acquisition department.
	(b) Whether any search/ enquiry is made with the Land Acquisition Office and the outcome of such search/ enquiry.	YES
21	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, Court certificate is enclosed herewith.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	- Not applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation / attachment/ security to court in respect of the property in question? In such case please comment on such seal/ marking.	NO
22	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	- Not applicable
	(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	- Not applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	- Not applicable
23	a) Whether the Property belonging to Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	No
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited liability Partnership (LLP) firm?	Not applicable
	b) ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such Vendor Company/ LLP	Not applicable
	b) iii) Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the Vendor Company (Seller)?	Not applicable

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	b) iv) If the search reveals encumbrances/ charges, whether such charges/ encumbrances have been satisfied?	Not applicable
24	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws	- Not applicable
25	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether any POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrecoverable as per law.	Not applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified /compared with the original POA.	Not applicable
	(e) In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	ii. Whether the POA is a registered one?	
	iii. Whether the POA is a special or general one?	
	iv. Whether the POA contains a specific authority for execution of title document in question?	
	(f)) whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ?	Not applicable
	(g) Please comment on the genuineness of POA?	Not applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
26	Whether mortgage is being created by a POA Holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the law of the	- Not applicable

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	place, whether it is executed	
27	I. If a property is a flat/ apartment or residential/ commercial complex:-	No
	(a) Promoter's/Land owner's title to the land/building	Not applicable
	(b) Development Agreement/Power of Attorney	Not applicable
	(c) Extent of authority of the Developer/builder	Not applicable
	(d) Independent title verification of the land and/or building in question	Not applicable
	(e) Agreement for Sale (duly registered)	Not applicable
	(f) Payment of proper stamp duty	Not applicable
	(g) Requirement of registration of sale agreement, Development agreement, POA, etc;	Not applicable
	(h) Approval of building plan, permission of appropriate/ local authority, etc. ;	Not applicable
	(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.;	Not applicable
	(o) Requirements , for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not applicable
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	II. A) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	No
	B) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	C) Whether the registered Agreement for sale as prescribed in the above Act/ Rules there under is executed?	Not applicable
	D) Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

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28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from all encumbrances and charges whatsoever;
29	The period covered under the encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any.	From 1993 to 2023 and found that the property is free from all encumbrances and charges whatsoever ;
30	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Upto-date Gram Panchayat Tax Receipt has been given by the borrower.
31	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	NO Not applicable.
32	a) Details of RTC extracts/ mutation extracts / katha extract pertaining to the property in question. b) Whether the name of mortgager is reflected as owner in the revenue/ Municipal/ Village records?	L. R. Khatian is in the name of SRI HEMANT MITTAL & SMT. REKHA KEDIA; Gram Panchayat Tax Receipt is in the name of SRI HEMANT MITTAL & SMT. REKHA KEDIA:
33	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation / partition of the property is legally valid? (c) Whether the property has clear access as per documents?	YES Yes. Yes.
34	(A) Whether the property can be identified from the following documents, (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (B) Discrepancy/ doubtful circumstances, if any, revealed on such scrutiny.	Yes Gram Panchayat Tax Receipt No
35	Whether the documents i.e. the valuation report/ approved sanctioned plans reflect/ indicate any difference / discrepancy in the boundaries in relation to the title documents/ other documents.	G + 3 (three) storied residential building; vide Registration No. 364, Order No. 206/MPS, dated 16.07.2021.
36	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	YES, only after creation of equitable mortgage by depositing of original Title Deed.

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	b) Property is SARFAESI compliant.	Yes
37	a) Whether original Title Deeds are available for creation of equitable mortgage.	The original Title Deed in the name of SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar kedia is available with the Borrower.
	b) In case of absence of original title deeds, details of legal and other requirement for creation of a proper, valid and enforceable mortgage by deposit of Certified extracts duly certified etc., as also any precaution to be taken by the bank in this regard.	The original Title Deed of Land-owner is available with Borrower.
38	Additional suggestions if any to safeguard the interest of Bank/ ensuring the perfection of security. 1. That before sanction and/ or disbursement of Loan in favour of the Borrower, the Bank must physically inspect and ascertain the existence of the said concerned property as on the date;	
39	The specific persons who are required to create mortgage /to deposit documents creating mortgage. SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar kedia, resident of MITTAL NIWAS, 13, Park Location, Post Office & Police Station – Kurseong, District – Darjeeling .	

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Annexure – ‘C’: Certificate of title:

1. I have examined the original Title Deeds deposited relating to the Schedule property and offered as security by way of 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 registered/ Equitable mortgage is created, it will satisfy the requirements of creation of registered/ Equitable mortgage and I certify that SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar kedia have good right, title and interest in the property.
2. I have examined the documents in detail, taking into account all the Guidelines in the check list vide Annexure – ‘B’ and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar(s) Office(s), revenue records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. 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 1993 to 2023 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 interest is not there.
8. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower, SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar kedia.
9. I certify that SRI HEMANT MITTAL, son of Sri Rudra Kumar Mittal & SMT. REKHA KEDIA, wife of Sri Manoj Kumar kedia, have an absolute, clear and marketable title over the Schedule property/(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

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1.	25.09.19	Deed of Sale, being No I-5857 of 2019, registered with the office of the Additional District Sub-Registrar, Bagdogra;	Original
2.	25.09.19	Deed of Sale, being No I-5858 of 2019, registered with the office of the Additional District Sub-Registrar, Bagdogra;	Original
3.	04.11.16	Deed of Sale, being No. I-6680 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
4.	04.11.16	Deed of Sale, being No. I-6683 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
5.	04.11.16	Deed of Sale, being No. I-6684 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
6.	10.03.06	Deed of Sale, being No. I-6952 of 2006 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
7.	28.07.72	Deed of Sale, being No. I-3527 of 1972 (Chain Deed), registered with the office of the then Sub-Registrar, Siliguri;	Photocopy
8.	06.01.17	Deed of Sale, being No. I-97 of 2017 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
9.	20.02.12	Deed of Sale, being No. I-1556 of 2012 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
10	30.09.05	Deed of Sale, being No. I-4535 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
11	06.01.04	Deed of Sale, being No. I-1485 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
12	06.01.17	Deed of Sale, being No. I-98 of 2017 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
13	20.02.12	Deed of Sale, being No. I-1553 of 2012 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
14	30.09.05	Deed of Sale, being No. I-4536 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
15	23.02.05	Deed of Sale, being No. I-684 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;	Photocopy
16	17.12.19	L. R. Khatian; vide Khatian No. 3130 of Mouza – Baragharia, in the name of SRI HEMANT MITTAL;	Original
17	17.12.19	L. R. Khatian; vide Khatian No. 3132 of Mouza – Baragharia, in the name of SMT. REKHA KEDIA;	Original
18	26.02.20	Conversion Certificate, vide Conversion Case No. CN/ 2019/0401/3475, Office Memo No. 270/SDL&LRO-SLG/2020, dated 26.02.2020;	Original
19	26.02.20	Conversion Certificate, vide Conversion Case No. CN/ 2019/0401/3476, Office Memo No. 271/SDL&LRO-SLG/2020, dated 26.02.2020;	Original
20	21.07.22	Land Revenue Receipt – 2 (two) Nos. showing payment upto 1429 B. S.;	Original
21	13.01.23	Gram Panchayat Tax Receipt, vide Receipt No. 4158, showing payment upto March, 2023;	Original
22	19.12.19	Land Use Compatibility Certificate, vide Office Memo No. 3883/SJDA;	Original

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23	16.07.21	G + 3 (three) storied residential building, vide Registration No. 364, Order No. 206/MPS, dated 16.07.2021;	Original
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11. There will be no legal impediments for creation of the Mortgage under any applicable law/ Rules in force after depositing the above documents.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY(IES):

ALL THAT piece or parcel of a plot of land measuring 24 (twenty-four) kathas 8 (eight) chhataks or 0.4042 acres, appertaining to and forming part of R. S. Plot No. 81, 82 & 83, corresponding to L. R. Plot No. 204, 210, 211, 217 & 218, recorded in Khatian No. 1467 (old); 3130, 3132 (new), situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, in the State of West Bengal. The said land is butted and bounded as follows:-

NORTH: By the Plot No. 204, 209, 212, 213 & 216;

SOUTH: By the Road;

EAST : By the land of Nahata Aqua Private Ltd.;

WEST : By the land of Nahata Aqua Private Ltd.;

(SUPRIO GHOSH)
Advocate, Siliguri.

Place: Siliguri,