

Ref. No.: PC-

Dated: 23.06.2022

LEGAL SEARCH REPORT

To,
Housing Development Finance Corporation Ltd.
Brooke House, 2nd Floor,
9, Shakespeare Sarani,
Kolkata - 700001.

| | |
|----------------------|-----|
| Document received on | |
| Query sent | N/A |
| Replied on | N/A |

Attn: Mr. Dinesh Kumar Gupta

Sub: Legal Scrutiny Report of the project name 'Intellia'

ANNEXURE - A

Dear Sir,

I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land measuring 299.5 Decimals (as per Khatian 3 Acres or 300 Decimals), appertaining to and forming part of R.S. Plot Nos. 58/156 and 158/802, corresponding to L.R. Plot Nos. 8 and 9, recorded in R.S. Khatian Nos. 241/1, 681/1, 681/24 and 681/26, comprised under L.R. Khatian No. 122, within Mouza -Dabgram, R.S. Sheet Nos. 4 and 8, J.L. No. 2, Pargana-Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri.

II. LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND LEGAL OPINION:

- 1) Photocopy of Sale Deed being No. 3493 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3744 to 3758), registered at the office of the Additional District Sub Registrar, Rajganj;
- 2) Photocopy of Sale Deed being No. 3494 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3759 to 3773) registered at the office of the Additional District Sub Registrar, Rajganj;
- 3) Photocopy of Sale Deed being No. 3496 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3786 to 3800) registered at the office of the Additional District Sub Registrar, Rajganj;
- 4) Photocopy of Sale Deed being No. 3497 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3801 to 3815) registered at the office of the Additional District Sub Registrar, Rajganj;
- 5) Photocopy of Sale Deed being No. 3498 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3816 to 3830), registered at the office of the Additional District Sub Registrar, Rajganj;
- 6) Photocopy of Sale Deed being No. 3499 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3831 to 3845), registered at the office of the Additional District Sub Registrar, Rajganj;
- 7) Photocopy of Sale Deed being No. 0991 for the year 2014 (Book No. I, CD Volume No. 4, Pages from 5121 to 5136), registered at the office of the District Sub Registrar, Jalpaiguri;

Partha S. Choudhury
(Advocate)

SILIGURI BAR ASSOCIATION

Chamber :-

46, Girish Ghosh Sarani
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- 8) Photocopy of Sale Deed being No. 1110 for the year 2014 (Book No. I, CD Volume No. 5, Pages from 1039 to 1056) registered at the office of the District Sub Registrar, Jalpaiguri;
- 9) Photocopy of Sale Deed being No. 01111 for the year 2014 (Book No. I, CD Volume No. 5, Pages from 1057 to 1073), registered at the office of the District Sub Registrar, Jalpaiguri;
- 10) Photocopy of Sale Deed being No. 2047 for the year 2014 (Book No. I, CD Volume No. 7, Pages from 4212 to 4230), registered at the office of the District Sub Registrar, Jalpaiguri;
- 11) Photocopy of Sale Deed being No. 2076 for the year 2013 (Book No. I, CD Volume No. 7, Pages from 330 to 349), registered at the office of the Additional District Sub Registrar, Rajganj;
- 12) Photocopy of Sale Deed being No. 2089 for the year 2013 (Book No. I, CD Volume No. 7, Pages from 495 to 511), registered at the office of the Additional District Sub Registrar, Rajganj;
- 13) Photocopy of Sale Deed being No. 2090 for the year 2013 (Book No. I, CD Volume No. 7, Pages from 512 to 528), registered at the office of the Additional District Sub Registrar, Rajganj;
- 14) Photocopy of Sale Deed being No. 0994 for the year 2014 (Book No. I, CD Volume No. 4, Pages from 5157 to 5171), registered at the office of the District Sub Registrar, Jalpaiguri;
- 15) Photocopy of Sale Deed being No. 2052 for the year 2014 (Book No. I, CD Volume No. 7, Pages from 4293 to 4307), registered at the office of the District Sub Registrar, Jalpaiguri;
- 16) Photocopy of Sale Deed being No. 3446 for the year 2014 (Book No. I, CD Volume No. 10, Pages from 2161 to 2175), registered at the office of the Additional District Sub Registrar, Rajganj;
- 17) Photocopy of Land Khazana receipt being No. REVREC2022070101341 dated 19.05.2022, paid till B.Y. 1429, in the name of Response Tradelinks Private Limited;
- 18) Photocopy of Holding Tax Receipt being No. 38680 dated 19.05.2022 issued from Siliguri Municipal Corporation, in the name of Response Tradelinks Private Limited, represented by one of its director, Sri Sanjay Kumar Goyal;
- 19) Photocopy of LUCC vide Memo No. 7228/SJDA dated 26.10.2021, issued from Siliguri Jalpaiguri Development Authority, in the name of Response Tradelinks Private Limited;
- 20) Photocopy of Building Plan vide Order No. _____ dated _____, issued by Siliguri Municipal Corporation, in the name of Response Tradelinks Private Limited, represented by one of its director, Sri Sanjay Kumar Goyal;
- 21) Photocopy of Fire Safety Certificate vide Memo No. FSR/0125186217900256 dated 02.08.2021 in the name of Response Tradelinks Private Limited, represented by one of its director, Sri Sanjay Kumar Goyal, issued by West Bengal Fire & Emergency Services;



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22) Photocopy of NOC for construction of Residential Building issued by CACTO Section (Indian Air Force), vide No. EAC/6394/2/ATC (84/2021) dated 30.09.2021, in the name of Response Tradelinks Private Limited, represented by one of its director, Sri Sanjay Kumar Goyal.

III. FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE):

From the documents produced before me and after scrutinized the documents it appears that one Smt Saroj Rani Mittal alias Smt Saroj Rani Gupta, Wife of Jugal Kishor Gupta, acquired all that piece and parcel of land measuring 0.583 Acre, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian No. 681/26, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, from Smt Kumila Roy & Four Others, by virtue of a Sale Deed, registered at the office of the District Sub-registrar, Jalpaiguri and the same was recorded in Book No. I, Volume No. 18, Pages from 411 to 415, Being No. 4868 for the year 1984.

Being owner in possession the above named Smt Saroj Rani Mittal alias Smt Saroj Rani Gupta, Wife of Jugal Kishor Gupta, had sold and transferred all that aforesaid piece and parcel of land measuring 58.3 Decimals or 0.583 Acres, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian No. 681/26, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, to and in favour of Response Tradelinks Private Limited, A Private Limited Company, represented by one of its director Sri Shyam Sunder Goyal, Son of Sri Ram Niwas Goyal, by virtue of six sale deeds, executed at the office of the Additional District Sub Registrar, Rajganj and the same was recorded in Book No. I, Being Nos. 3493, 3494, 3496, 3497, 3498 and 3499 for the year 2012.

Whereas Smt Rita Gupta, Wife of Sri Dilip Kumar Gupta, acquired a piece and parcel of land measuring 61 Decimals, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian No. 681/24, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, from Smt Sakuntala Devi, by virtue of a Sale Deed, registered at the office of the District Sub-registrar, Jalpaiguri and the same was recorded in Book No. I, Being No. 5004 for the year 1992.

Whereas Smt Sangita Mittal (Gupta), Wife of Sri Pradip Mittal, acquired a piece and parcel of land measuring 90.44 Decimals, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian Nos. 681/24 and 681/26, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, from Sri Teju Singh Roy, by virtue of one Sale Deed, registered at the office of the Additional District Sub-Registrar, Jalpaiguri and the same was recorded in Book No. I, Being no. 1009 for the year 1986 and from Sri Bhanga Toka Roy & four others, by virtue of two Sale Deeds, registered at the office of the Additional District Sub-Registrar, Jalpaiguri and the same was recorded in Book No. I, Being Nos. 1011 and 1012 for the year 1986.

Being owner in possession the above named Smt Rita Gupta, Wife of Sri Dilip Kumar Gupta and Smt Sangita Mittal (Gupta), Wife of Sri Pradip Mittal, had sold and transferred all that piece and parcel of land measuring 120 Decimals, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian Nos. 681/1, 681/24 and 681/26, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, to and in favour of Response Tradelinks Private Limited, A Private Limited Company, represented by one of its director Sri Sanjay Kumar Goyal, Son



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of Late Deshraj Goyal, by virtue of two sale deeds, one executed at the office of the Additional District Sub Registrar, Rajganj and the same was recorded in Book No. I, CD Volume No. 7, pages 330 to 349, Being no. 2076 for the year 2013 and other was executed at the office of the District Sub Registrar, Jalpaiguri and the same was recorded in Book No. I, CD Volume No. 5, Pages 1039 to 1056, Being No. 1110 for the year 2014.

Whereas Smt Kanta Gupta alias Kanta Mittal, Wife of Sri Santosh Kumar Gupta, acquired a piece and parcel of land measuring 2 Bigha 2 Kathas or 69.3 Decimals, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian Nos. 681/24, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, from Sri Rabindra Nath Sarkar, by virtue of one Sale Deed, registered at the office of the Additional District Sub-Registrar, Jalpaiguri and the same was recorded in Book No. I, Volume No. 18, Pages from 429 to 433, Being no. 4871 for the year 1984 and from Smt Manjushree Sarkar, by virtue of another Sale Deed, registered at the office of the District Sub-Registrar, Jalpaiguri and the same was recorded in Book No. I, Volume No. 18, Pages from 435 to 439, Being No. 4872 for the year 1984.

Being owner in possession the above named Smt Rita Gupta, Wife of Sri Dilip Kumar Gupta, Smt Sangita Mittal (Gupta), Wife of Sri Pradip Mittal and Smt Kanta Gupta alias Kanta Mittal, Wife of Sri Santosh Kumar Gupta, had sold and transferred all that piece and parcel of land measuring 4 Decimals, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian Nos. 681/1, 681/24 and 681/26, situated within Mouza -Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana-Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri, to and in favour of Response Tradelinks Private Limited, A Private Limited Company, represented by one of its director Sri Sanjay Kumar Goyal, Son of Late Deshraj Goyal, by virtue of a Sale Deed, registered at the office of the District Sub Registrar, Jalpaiguri and the same was recorded in Book No. I, CD Volume No. 7, Pages 4212 to 4230, Being No. 2047 for the year 2014.

Being owner in possession the above named Smt Kanta Gupta alias Kanta Mittal, Wife of Sri Santosh Kumar Gupta, had sold and transferred all that piece and parcel of land measuring 59 Decimals, appertaining to and forming part of R.S. Plot No. 58/156, recorded in R.S. Khatian No. 681/24, situated within Mouza-Dabgram, R.S. Sheet No. 4, J.L. No. 2, Pargana- Baikunthapur, Police Station-Bhaktinagar, District- Jalpaiguri, to and in favour of Response Tradelinks Private Limited, A Private Limited Company, represented by one of its director Sri Sanjay Kumar Goyal, Son of Late Deshraj Goyal, by virtue of four sale deeds, two deeds executed at the office of the Additional District Sub Registrar, Rajganj and the same is recorded in Book No. I, Being nos. 2089 and 2090 for the year 2013 and two executed at the office of the District Sub Registrar, Jalpaiguri and the same was recorded in Book No. I, Being Nos. 0991 and 1111 for the year 2014.

Whereas Smt Darshana Mittal alias Darshana Gupta, Wife of Sri Ashok Kumar Gupta, acquired a piece and parcel of land measuring 58.2 Decimals, appertaining to and forming part of R.S. Plot Nos. 58/156 and 158/802 of R.S. Sheet Nos. 4 and 8, recorded in R.S. Khatian Nos. 681/1 and 241/1, situated within Mouza -Dabgram, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District - Jalpaiguri from Sri Tepu Singh Roy, by virtue of one Sale Deed, registered at the office of the District Sub-Registrar, Jalpaiguri and the same was recorded in Book No. I, Being No. 4865 for the year 1984.

Being owner in possession the above named Smt Darshana Mittal alias Darshana Gupta, Wife of Sri Ashok Kumar Gupta, had sold and transferred all that piece and

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parcel of land measuring 58.2 Decimals, appertaining to and forming part of R.S. Plot Nos. 58/156 and 158/802 of R.S. Sheet Nos. 4 and 8, recorded in R.S. Khatian Nos. 681/1 and 241/1, situated within Mouza -Dabgram, J.L. No. 2, Pargana-Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri to and in favour of Response Tradelinks Private Limited, A Private Limited Company, represented by one of its director Sri Sanjay Kumar Goyal, Son of Late Deshraj Goyal, by virtue of three sale deeds, two deeds executed at the office of the District Sub Registrar, Jalpaiguri and the same was recorded in Book No. I, Being nos. 0994, and 2052 for the year 2014 and one deed executed at the office of the Additional District Sub Registrar, Rajganj and the same was recorded in Book No. I, CD Volume No. 10, Pages from 2161 to 2175, Being No. 3446 for the year 2014.

Being owner and in possession the above named, Response Tradelinks Private Limited, A Private Limited Company, represented by one of its director Sri Sanjay Kumar Goyal, Son of Sri Deshraj Goyal acquired by virtue of the aforesaid seventeen deeds, all that piece and parcel of land measuring 299.5 Decimals in total, appertaining to and forming part of R.S. Plot Nos. 58/156 and 158/802, corresponding to L.R. Plot Nos. 8 and 9, recorded in R.S. Khatian Nos. 241/1, 681/1, 681/24 and 681/126, comprised under L.R. Khatian No. 122, situated within Mouza -Dabgram, R.S. Sheet Nos. 4 and 8, J.L. No. 2, Pargana- Baikunthapur, Police Station -Bhaktinagar, District -Jalpaiguri.

Being owner and in possession Response Tradelinks Private Limited, mutated its name in respect of its aforesaid plots of land in the Record-of-Rights, by obtaining a separate L.R. Khatian No. 122.

Being owner in such possession Response Tradelinks Private Limited had applied for Land Use Compatibility Certificate in respect of its aforesaid plots of land, appertaining to and forming part of R.S. Plot Nos. 58/156 and 158/802, corresponding to L.R. Plot Nos. 8 and 9 for change of use of land from Agriculture to Residential, to Siliguri Jalpaiguri Development Authority and the said office approved Land Use Compatibility Certificate in its favour on dated 26.10.2021 vide Memo No. 7228/SJDA.

Being the owner in possession Response Tradelinks Private Limited had decided to develop its plots of land measuring 299.5 Decimals (as per Khatian 3 Acres or 300 Decimals), appertaining to and forming part of R.S. Plot Nos. 58/156 and 158/802, corresponding to L.R. Plot Nos. 8 and 9, by constructing Three Nos. Basement Plus Ground Plus IX (Eleven) Type and Two Nos. Ground Plus XI (Eleven) Type Residential Building and had prepared a building plan for the same, Being Plan No. _____ dated _____ issued by Siliguri Municipal Corporation.

IV. EVIDENCE OF TITLE OF PROPERTY:

- 1) Sale being No. 3493 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3744 to 3758), registered at the office of the Additional District Sub Registrar, Rajganj;
- 2) Sale Deed being No. 3494 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3759 to 3773) registered at the office of the Additional District Sub Registrar, Rajganj;
- 3) Sale Deed being No. 3496 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3786 to 3800) registered at the office of the Additional District Sub Registrar, Rajganj;



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- 4) Sale Deed being No. 3497 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3801 to 3815) registered at the office of the Additional District Sub Registrar, Rajganj;
- 5) Sale Deed being No. 3498 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3816 to 3830), registered at the office of the Additional District Sub Registrar, Rajganj;
- 6) Sale Deed being No. 3499 for the year 2012 (Book No. I, CD Volume No. 10, Pages from 3831 to 3845), registered at the office of the Additional District Sub Registrar, Rajganj;
- 7) Sale Deed being No. 0991 for the year 2014 (Book No. I, CD Volume No. 4, Pages from 5121 to 5136), registered at the office of the District Sub Registrar, Jalpaiguri;
- 8) Sale Deed being No. 1110 for the year 2014 (Book No. I, CD Volume No. 5, Pages from 1039 to 1056) registered at the office of the District Sub Registrar, Jalpaiguri;
- 9) Sale Deed being No. 01111 for the year 2014 (Book No. I, CD Volume No. 5, Pages from 1057 to 1073), registered at the office of the District Sub Registrar, Jalpaiguri;
- 10) Sale Deed being No. 2047 for the year 2014 (Book No. I, CD Volume No. 7, Pages from 4212 to 4230), registered at the office of the District Sub Registrar, Jalpaiguri;
- 11) Sale Deed being No. 2076 for the year 2013 (Book No. I, CD Volume No. 7, Pages from 330 to 349), registered at the office of the Additional District Sub Registrar, Rajganj;
- 12) Sale Deed being No. 2089 for the year 2013 (Book No. I, CD Volume No. 7, Pages from 495 to 511), registered at the office of the Additional District Sub Registrar, Rajganj;
- 13) Sale Deed being No. 2090 for the year 2013 (Book No. I, CD Volume No. 7, Pages from 512 to 528), registered at the office of the Additional District Sub Registrar, Rajganj;
- 14) Sale Deed being No. 0994 for the year 2014 (Book No. I, CD Volume No. 4, Pages from 5157 to 5171), registered at the office of the District Sub Registrar, Jalpaiguri;
- 15) Sale Deed being No. 2052 for the year 2014 (Book No. I, CD Volume No. 7, Pages from 4293 to 4307), registered at the office of the District Sub Registrar, Jalpaiguri;
- 16) Sale Deed being No. 3446 for the year 2014 (Book No. I, CD Volume No. 10, Pages from 2161 to 2175), registered at the office of the Additional District Sub Registrar, Rajganj;
- 17) L.R. Khatian being No. 122 in the name of Response Tradelinks Private Limited.

Partha S. Choudhury
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a. OTHER PROVISIONS (REMARKS, OBSERVATIONS AND REQUIREMENTS) :

b. CERTIFICATE :

In view of the foregoing, I certify that the Title Deed intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage subject to the observations cited below and satisfactory compliance of the requisition cited above.

I further certify that **Response Tradelinks Private Limited** derived a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to HDFC LTD. for the liability of the intending Borrower/Purchaser.

DOCUMENTS TO BE DEPOSITED FOR CREATING EQUITABLE MORTGAGE :

A. PRE - DISBURSEMENT DOCUMENTS :

Photocopy of all the documents as mentioned in Clause - II.

B. DOCUMENTS REQUIRED OVER THE COUNTER (THE FOLLOWING ORIGINAL DOCUMENTS ARE REQUIRED TO BE DEPOSITED AT THE TIME OF DISBURSEMENT FOR CREATION OF EQUITABLE MORTGAGE) :

Not applicable in this case.

C. THE FOLLOWING DOCUMENTS TO BE DEPOSITED AS POST DISBURSEMENT DOCUMENTS :

Original IGR/ Sale Deed in the name of the proposed borrower/s.



Partha S. Choudhury
(Advocate)

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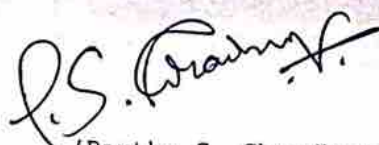
ANNEXURE - A

Manual for Legal Scrutiny Report

The main points to be looked into before approving a project:

1. Whether all previous owners had the right/competency to transfer the property?
-Yes
2. Whether the land/property is joint family property?-No
3. Whether required documents are available for creating mortgage?- Yes
4. Whether the property is lease land? If yes, then what is the tenure of the lease? No
5. Whether proposed mortgage by deposit of title deeds is possible?-Yes
6. If property is a flat/apartment, how far independent title is ensured? -
Construction is under progress
7. Whether the development agreement has been registered and Specific land owner/developer's allocation defined?-Yes
8. Whether the property has been transferred / to be transferred by a POA holder of the original landowner in favour of the loan Applicant? - N/A
9. Whether POA holder of original land owner has/had authority under POA? Whether the said POA as recorded in is registered? - N/A
10. Whether provisions of Urban Land Ceiling Act are applicable?- No
11. Whether property to be given as security is subject to any minor's claim/share?-No
12. Whether the property is affected by any revenue and tenancy regulations? - No
13. Whether the land is agriculture? If yes, whether it has been converted under Land Revenue law for construction?-No
14. Whether up to date tax/Land Revenue has been paid on the property?-Yes
15. Is the land/property/flat is subject to any reservations/ acquisitions/ requisitions? - No.
16. Whether Title Search Report form ADSR, DSR and ARA for last 13 years has been scrutinized or not?- Yes
17. If the project is mortgage by any other institution, whether specific NOC for release of Mortgage from that institution has been taken or not?-No such document has been produced.
18. Whether the necessary approval from the concern authority has been granted?
A. Pollution Control Board - Not necessary
B. Fire Safety department - Yes
C. Airport Authority (Height Clearance) - Yes
19. Whether all local land Laws have been complied. - Yes

Yours truly,


(Partha S. Choudhury)
Advocate/ Siliguri

