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To
The Divisional Manager
Canara Bank
RAH Kolkata Branch,
Kolkata

The Owner of the property is (1) Smt. Manju Roy, (2) Sri Dhruvajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee
Project- "Subha Construction"

APPENDIX –II

SL.NO.	Particulars	Remark
01.	Nature of Title Ownership/Leasehold/Occupancy/Govt. Grant/	Ownership
02.	If Leasehold, Whether a) Lease deed is duly stamped and registered b) Lessee is permitted to mortgage the Leasehold right c) Duration of the Lease/unexpired period of lease d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by sub-lessee also.	No.. a)N.A. b) N.A.. c) N.A. d) N.A.

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03.	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,	No.
	b) The mortgagor is competent to create charge on such property.	No.
04.	Occupancy right, whether	No.
	a) Such right is heritable and transferable	No.
	b) Mortgage can be created.	No.
05.	a) Whether provisions of Urban Land Ceiling Act applicable/permission obtained.	No.
	b) Whether NOC under Income Tax Act is required/obtained.	No.
	c) Whether records with the Registrar of Assurances verified (if applicable).	No.
06.	Whether there are claims for Minor/s and his/there interest in the property/ies. Specify the share of minor/s with name.	No.
07.	In case of Agricultural land, the position regarding creation and enforceability with regard to local laws.	As the subject land is devolved from Governor of state of west Bengal land is classified as BASTU.
08.	In case of conversion of Agricultural land for commercial purposes, whether requisite procedure/permissions complied with/obtained.	N.A.
	09. a) In case of partition/settlement deeds, whether original deed is available for deposit, if not the modality/procedure to be followed to create a valid mortgage.	No.
	b) Whether mutation has been effected and the mortgage is in possession and enjoyment of his share.	No.
	c) Whether the partition is valid in law?	No.
10.	a) In case of partnership Firm, whether the property belongs to the firm and registered.	No.
	b) Whether the person/s creating the mortgage has/have the authority to execute on behalf of the firm.	No.
11.	In case of Limited Companies, verify the Borrowing Power Resolution, authority to create mortgage/execution of documents, any prior charges with ROC, MOA/AOA, provision for common seal etc.,	Yes.

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RE/MAX

12.	In case of Societies/Associations, verify requisite resolutions, bye laws, powers to borrow encumbrance etc.,	No.
13.	In case of POA holder, verify the encumbrances of POA and the extent of powers. Whether the POA is properly executed/stamped/authenticated/enforceable as per the Law of the place.	No.
14.	<p>If the property is a flat/apartment or residential commercial complex, verify</p> <p>a) Promoter's/Land owner's title to the land/building</p> <p>b) Whether the flats are developed by the land owner or constructed on joint development basis.</p> <p>c) Development agreement/POA</p> <p>d) Extent of Authority of the Developer/Builder</p> <p>e) Whether the construction is approved by the competent authority</p> <p>f) Independent title verification of the land or building in question.</p> <p>g) Agreement of Sale (duly registered).</p> <p>h) Whether it is a Second/subsequent sale</p> <p>i) Payment of proper stamp duty.</p> <p>j) Conveyance in favour of the Society/Condominium concerned.</p> <p>k) Occupancy certificate/allotment letter/letter of possession.</p> <p>l) Membership details in the Society etc.</p> <p>m) Share certificates</p> <p>n) NOC from the Society</p> <p>o) Latest maintenance charges paid receipt from Society</p> <p>p) Whether proportionate share in land is transferred to the mortgagor</p> <p>q) Documents evidencing possession such as Telephone bill, Electricity Bill, Tax paid receipt etc.,</p> <p>r) Other legal requirements under the local/municipal laws with regard to ownership of flats/apartments/building regulations, Society laws etc.,</p>	<p>It is residential Building.</p> <p>Land Owner's title to the land.</p> <p>Flats are constructed by the owner.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes</p> <p>Draft Agreement for sale has been submitted to us.</p> <p>N.A. because it is a project approval. At the time of registration intending borrower will pay proper stamp duty.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>
15.	In case of joint family property and mortgage created for family/benefit/legal necessity, verify whether major co-parceners have no objection, joined in execution, rights of female members, minor's shares etc.,	No
16.	Genealogical tree is to be drawn up wherever the title has been acquired by succession.	No.

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17.	Pending litigation/court/attachments/injunction/stay orders/acquisition by the Govt./Local authorities etc., in any.	No.
18.	Any other matters affecting the proposed creation of mortgage not covered elsewhere.	No.

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LEGAL SCRUTINY REPORT

48. Description of the documents scrutinized :

Sl. No.	Date	Name/Nature of the Document	Original/Certified Copy/Certified extract/Photo Copy, etc.
1.	13.09.2022	Deed of Gift dated 13.09.2022 executed between The Governor of The State of West Bengal (Donor) AND Smt. Krishna Mukherjee (Donee). The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 229 to 232, being no. 58 for the year 2022.	Original Verified
2.	13.09.2022	Deed of Gift dated 13.09.2022 executed between The Governor of The State of West Bengal (Donor) AND Shri Dhrubajyoti Roy and Shri Debajyoti Roy (Donees). The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 225 to 228, being no. 57 for the year 2022.	Original Verified
3.	13.09.2022	Deed of Gift dated 13.09.2022 executed between The Governor of The State of West Bengal (Donor) AND Smt. Manju Roy (Donee). The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded	Original Verified

		in Book No. I, Volume No. 1, Pages from 221 to 224, being no. 56 for the year 2022.	
4.	05.04.2023	Deed of Amalgamation dated 05.04.2023 executed between Smt. Manju Roy (First Party) AND Sri Dhrubajyoti Roy and Sri Debajyoti Roy (Second Party) AND Smt. Krishna Mukherjee (Third Party). The said Deed was duly registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2023, Pages from 20265 to 20295, being no. 160500518 for the year 2023.	Original Verified
5.	26.04.2023	Development Agreement dated 26.04.2023 executed between (1) Smt. Manju Roy, (2) Sri Dhrubajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee, (Owners) AND Sri Subhajit Mondal, proprietor of M/s. Subha Construction (Developer). The said Agreement was duly registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2023, Pages from 22088 to 22140, being no. 160500613 for the year 2023.	Original Verified
6.	27.04.2023	Development Power of Attorney dated 27.04.2023 granted by (1) Smt. Manju Roy, (2) Sri Dhrubajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee in favour of Sri Subhajit Mondal, proprietor of M/s. Subha Construction. The said Development Power of Attorney was duly registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2023, Pages from 22672 to 22700, being no. 160500624 for the year 2023.	Original Verified
7.	24.04.2023	Mutation Certificate dated 24.04.2023 in favour of Smt. Manju Roy and others issued by Kolkata Municipal Corporation.	Original Verified

8.	19.04.2023	No Outstanding Certificate dated 19.04.2023 in favour of Smt. Manju Roy and others issued by Kolkata Municipal Corporation.	Original Verified
9.	-	Property Tax-Fresh/Supplementary Bill in the name of Smt. Manju Roy and others issued by Kolkata Municipal Corporation.	Original Verified
10.	16.03.2022	Building Plan no. 2018120234 dated 16.03.2022 in the name of Sri Subhajt Mondal, C.A. of Sri Sumal Majumder issued by Kolkata Municipal Corporation.	Original Verified
11.	04.01.2023	Letter for Grant of Permission to Smt. Krishna Mukherjee for sale of landed property in favour of Smt. Krishna Mukherjee from Refugee Relief & Rehabilitation Department.	Original Verified
12.	04.01.2023	Letter for Grant of Permission to Smt. Manju Roy for sale of landed property in favour of Smt. Manju Roy from Refugee Relief & Rehabilitation Department.	Original Verified
13.	04.01.2023	Letter for Grant of Permission to Shri Dhrubajyoti Roy and Shri Debajyoti Roy for sale of landed property in favour of Shri Dhrubajyoti Roy and Shri Debajyoti Roy from Refugee Relief & Rehabilitation Department.	Original Verified

Item No.	Survey No.	Extent of Area/s (in acres/hectares)	Location	Boundaries
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1	-	<p>ALL THAT piece and parcel of land measuring about 8 Cottahs 04 Chittacks be the same a little more or less,</p>	<p>comprised in Mouza-Bademasur, J.L. No. 31, E.P. No. 219, 219A and 219B, S.P. No. 941, 941/1, 941/2, in C.S. Plot No. 524 (P), 526 (P), under Premises No. 20, Talpukur Baghajatin Road, Police Station-Patuli, Kolkata-700086, Ward No. 101, within the local limits of Kolkata Municipal Corporation, District-South 24 Parganas,</p>	<p>Boundaries:</p> <p>On the North: by Colony Boundary;</p> <p>On the South: by 3250 MM. Colony Road;</p> <p>On the East: by EP No. 218;</p> <p>On the West: by 4250 MM. Colony Road;</p>
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C. Tracing of party's title for the last 30years. If connected title deeds reveal any circumstances or incidences, which necessitate further tracing of party's title, it shall also be done.

LOT-A

Since partition of India, a large number of residents of East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control. The Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes. Smt. Krishna Mukherjee was one of such refugees acquired land measuring **ALL THAT** piece and parcel a plot of land measuring about **2 Cottahs 04 Chittacks** be the same a little more or less, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219B, S.P. No. 941/2, in C.S. Plot No. 524 (P), 526 (P), under Police Station- Jadavpur, District- South 24 Parganas.

That by virtue of a Deed of Gift dated 13.09.2022 The Governor of The State of West Bengal gifted, transferred, assigned and assured **ALL THAT** piece and parcel a plot of land measuring about **2 Cottahs 04 Chittacks** be the same a little more or less, comprised in Mouza-Bademasur, J.L. No. 31, E.P. No. 219B, S.P. No. 941/2, in C.S. Plot No. 524 (P), 526 (P), under Police Station- Jadavpur, District- South 24 Parganas in favour of Smt. Krishna Mukherjee. The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 229 to 232, being no. 58 for the year 2022.

LOT-B

Since partition of India, a large number of residents of East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control. The Government of West Bengal

Reserved

offered all reasonable facilities to such persons for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes. Shri Dhrubajyoti Roy and Shri Debajyoti Roy were one of such refugees acquired land measuring **ALL THAT** piece and parcel a plot of land measuring about **3 Cottahs** be the same a little more or less, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219A, S.P. No. 941/1, in C.S. Plot No. 524 (P), 526 (P), under Police Station- Jadavpur, District- South 24 Parganas in favour of Shri Dhrubajyoti Roy and Shri Debajyoti Roy. The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas.

That by virtue of a Deed of Gift dated 13.09.2022, The Governor of The State of West Bengal gifted, transferred, assigned and assured **ALL THAT** piece and parcel a plot of land measuring about **3 Cottahs** be the same a little more or less, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219A, S.P. No. 941/1, in C.S. Plot No. 524 (P), 526 (P), under Police Station- Jadavpur, District- South 24 Parganas in favour of Shri Dhrubajyoti Roy and Shri Debajyoti Roy. The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 225 to 228, being no. 57 for the year 2022.

LOT-C

Since partition of India, a large number of residents of East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control. The Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes. Smt. Manju Roy was one of such refugees acquired land measuring **ALL THAT** piece and parcel a plot of land measuring about **3 Cottahs** be the same a little more or less, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219, S.P. No. 941, in C.S. Plot No. 524 (P), 526 (P), under Police Station- Jadavpur, District- South 24 Parganas.

That by virtue of a Deed of Gift dated 13.09.2022, The Governor of The State of West Bengal gifted, transferred, assigned and assured **ALL THAT** piece and parcel a plot of land measuring about **3 Cottahs** be the same a little more or less, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219, S.P. No. 941, in C.S. Plot No. 524 (P), 526 (P), under Police Station- Jadavpur, District- South 24 Parganas in favour of Smt. Manju Roy. The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 221 to 224, being no. 56 for the year 2022.

LOT-A, B and C:

That by virtue of a Deed of Amalgamation dated 05.04.2023 said Smt. Manju Roy AND Sri Dhrubajyoti Roy and Sri Debajyoti Roy AND Smt. Krishna Mukherjee amalgamated the land mentioned in LOT-A, B and C, into a single plot of land measuring about **8 Cottahs 04 Chittacks** be the same a little more or less, together with structure, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219, 219A and 219B, S.P. No. 941, 941/1, 941/2, in C.S. Plot No. 524 (P), 526 (P), under Premises No. 20, Talpukur Baghajatin Road, 20/1, Talpukur Baghajatin Road and 20/2, Talpukur Baghajatin Road, Police Station- Patuli, Kolkata- 700086, Ward No. 101, within the local limits of Kolkata Municipal Corporation, District- South 24 Parganas. The said Deed was duly registered in the office of A.D.S.R. Alipore and recorded in

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Book No. I, Volume No. 1605-2023, Pages from 20265 to 20295, being no. 160500518 for the year 2023.

That said (1) Smt. Manju Roy, (2) Sri Dhrubajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee entered into a Development Agreement dated 26.04.2023 with Sri Subhajit Mondal, proprietor of M/s. Subha Construction for the purpose of commercial exploitation of the property i.e. **ALL THAT** piece and parcel of land measuring about **8 Cottahs 04 Chittacks** be the same a little more or less, together with structure, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219, 219A and 219B, S.P. No. 941, 941/1, 941/2, in C.S. Plot No. 524 (P), 526 (P), under Premises No. 20, Talpukur Baghajatin Road, Police Station- Patuli, Kolkata-700086, Ward No. 101, within the local limits of Kolkata Municipal Corporation, District-South 24 Parganas, and to construct a residential multi storied Building at the cost and expense of the developer comprising of several flats and saleable spaces after demolition of old structure standing thereon.. The said Agreement was duly registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2023, Pages from 22088 to 22140, being no. 160500613 for the year 2023.

That as per Registered Development Agreement dated 26.04.2023, said owners shall get 4 no. of 2BHK Flat in 2nd Floor and 2no. of 2BHK Flat in 3rd Floor and 50% of 1BHK Flat in 2nd floor and 50% area including 4 shops in the ground floor of the building as per plan along with undivided proportionate impartable share or interest on the land underneath the building together with common right of common passage, paths, drain, sewerage, septic tank, overhead and underground water tank, pipe line connection, stairs, staircase, landings, boundary wall, common roof right and all other common areas and facilities in building and premises. Moreover SMT MANJU ROY be given Rs.8,00,000/- (Rupees Eight Lakh only), SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY be given Rs.8,00,000/- (Rupees Eight Lakh only) and SMT KRISHNA MUKHERJEE be given Rs.8,00,000/- (Rupees Eight Lakh only) as non refundable money in addition to the 4 no. of 2BHK Flat in 2nd Floor and 2no. of 2BHK Flat in 3rd Floor and 50% of 1BHK Flat in 2nd Floor and 50% area including 4 shops in the ground floor allocated of the constructed area. The developer will give SMT MANJU ROY Rs.5,00,000/- (Rupees Five Lakh only), SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY Rs.5,00,000/- (Rupees Five Lakh only) and SMT KRISHNA MUKHERJEE Rs.5,00,000/- (Rupees Five Lakh only) out of Rs.24,00,000/- (Rupees Twenty Four Lakh only) after getting Sanction Plan from KMC. And the rest amount shall be paid by the Developer to the owners after last casting of the building.

That said (1) Smt. Manju Roy, (2) Sri Dhrubajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee granted a Development Power of Attorney dated 27.04.2023 in favour of Sri Subhajit Mondal, proprietor of M/s. Subha Construction for doing various acts and things. The said Development Power of Attorney was duly registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2023, Pages from 22672 to 22700, being no. 160500624 for the year 2023.

D. Encumbrance certificate for a period of 13 years for all the items of properties subject to "C" above.

We have caused the searches through T. Roy, a regular searcher in the Index II in the offices of Additional Registrar of Assurances Kolkata for the period from 01.01.2011

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to 18.06.2024., D.S.R. South 24 PARGANAS, A.D.S.R. Alipore the period from 1994 to 2024, (as per available record) and no adverse entries were observed although some of the volumes of the concerned years were in torn and incomplete condition. The Original fee deposit receipt are enclosed in original, and We have caused further searches in accordance with the information available now in the official website of West Bengal Registry Office i.e. wbregistration.gov.in in the offices of Additional Registrar of Assurances Kolkata for the period from 01.01.2011 to 18.06.2024., D.S.R. South 24 PARGANAS, A.D.S.R. Alipore the period from 1994 to 2024. We have also searched the records of concerned Barasat Court Senior and Junior Divisions courts during the period from 01.01.2011 to 18.06.2024., D.S.R. South 24 PARGANAS, A.D.S.R. Alipore through online in the name of Present Owner as per certificate issue no adverse entries as we can say that property is marketable and have clear title

- E. Evidence of possession – Property Tax has been submitted in the name of Present owner have been submitted to us.
- F) The documents to be deposited (original/certified) for creation of valid and enforceable mortgage and the specific persons who are required to create mortgage/to deposit documents creating the mortgage.

As it's a project in the name of "**Subha Construction**" which is to be approved.

That at present it is a project approval the following documents are required for charge creation for individual cases not for overall project. The documents which are to be taken for the charge creation in the individual basis are:

- Signed, registered/Unregistered copy of Agreement for Sale in the name of intending Purchasers.
- Registered Deed of Conveyance in the name of intending purchasers.
- Possession Letter.
- Money Receipt.
- Current Tax receipt in the name of present owner.
- Sanction Building Plan.

- G) **Whether any mortgage /charge was created against the property under CERSAI (Yes/No)**

----- As per CERSAI search there is no such charges found over the property.

- H) **Whether the property documents are verified/Validated online? (applicable in those states where online validation system of property documents is available) – Yes.**

SL No.	Date of Verification	Description of the Property document verified online	Date & Reference no. of the document verified	Whether proof of the property document verified online, enclosed along

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				with the list of documents verified? (Yes/No)
1.	13.09.2022	<p>ALL THAT piece and parcel of land measuring about 8 Cottahs 04 Chittacks be the same a little more or less, comprised in Mouza-Bademasur, J.L. No. 31, E.P. No. 219, 219A and 219B, S.P. No. 941, 941/1, 941/2, in C.S. Plot No. 524 (P), 526 (P), under Premises No. 20, Talpukur Baghajatin Road, Police Station- Patuli, Kolkata- 700086, Ward No. 101, within the local limits of Kolkata Municipal Corporation, District- South 24 Parganas</p>	<p>Deed of Gift dated 13.09.2022 executed between The Governor of The State of West Bengal (Donor) AND Smt. Krishna Mukherjee (Donee). The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 229 to 232, being no. 58 for the year 2022.</p> <p>AND</p> <p>Deed of Gift dated 13.09.2022 executed between The Governor of The State of West Bengal (Donor) AND Shri Dhrubajyoti Roy and Shri Debajyoti Roy (Donees). The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I,</p>	N.A.

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			<p>Volume No. 1, Pages from 225 to 228, being no. 57 for the year 2022.</p> <p>AND</p> <p>Deed of Gift dated 13.09.2022 executed between The Governor of The State of West Bengal (Donor) AND Smt. Manju Roy (Donee). The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 1, Pages from 221 to 224, being no. 56 for the year 2022.</p>	
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D) Certificate of title should disclose :

1. Whether the party has an absolute, clear and marketable title over the property/ies proposed to be mortgaged.

----Yes, the present owners *have clear and marketable title* over the property, proposed to be mortgaged.

2. Whether the party can execute valid simple/equitable mortgage in favour of the Bank.

----- Yes, the intending Borrower, can execute valid simple/equitable mortgage in favour of the Bank.

3. Whether any of the property intended to be given by way of mortgage is subject any minor's or any other claims.

-----No, the property intended to be given by way of mortgage is not subject of any minor's or any other claims.

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CERTIFICATE TO BE ISSUED BY THE ADVOCATE WHO SCRUTINIZED THE DOCUMENTS.

I have gone through the original title deeds intended to be deposited relating to the property and offered as security by way of simple/equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said simple/equitable mortgage is created are deposited in the manner required by law, it will satisfy the requirements of creation of simple/equitable mortgage and I further certify that:

- 1) I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholders from creating a valid mortgage.
- 2) I have visited the Registrar/Sub Registrar's Office on Alipore through and verified the records/ details of the property belonging to (1) Smt. Manju Roy, (2) Sri Dhruvajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee.
- 3) There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1994 to 2024 pertaining to the immovable property/ies covered by the above said title deeds.
- 4) There are prior mortgages/charges to the extent of _____ which are liable to be cleared or satisfied by complying with the following : N.A.
- 5) There are claims from minor/s and his/their interest in the property/ies is to the extent of _____ (specify the share of the minor/s with name) – N.A.
- 6) The undivided share of the minor's is (whether there is a claim or not) (specify the share of minor's) – N.A.
- 7) The property/ies is/are subject to the payment of Rs. _____ (specify the liability that is fastened on the property/ies).
- 8) Provisions of Urban Land Ceiling Act are not applicable.
- 9) Holding/acquisition is in accordance with the provisions of the Land Reforms Act.
- 10) The mortgage if created will be available to the Bank for the liability of the intending borrower -N.A. because it is a project approval.
- 11) I certify that to (1) Smt. Manju Roy, (2) Sri Dhruvajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee have a valid and marketable title in the property above.

Place : Kolkata

Dated :18.06.2024

Signature of the Advocate

Annexure-VI

CERTIFICATE

INSPECTION/VERIFICATION OF RECORDS OF LANDED PROPERTY AT REGISTRAR/SUB-REGISTRAR'S OFFICE, A.R.A- KOLKATA, D.S.R. South 24 PARGANAS, and A.D.S.R. Alipore

To
The Divisional Manager
Canara Bank
RAH Kolkata Branch,
Kolkata

Dear Sir,

Sub : Verification of records of landed property at Registrar/Sub-registrar's Office **A.R.A- KOLKATA, D.S.R. South 24 PARGANAS, and A.D.S.R. Alipore** This is to confirm that I have verified the Registrar. Sub-Registrar's Office at **D.S.R. South 24 PARGANAS, and A.D.S.R. Alipore**

in online and verified the details of the property standing in the name of (1) Smt. Manju Roy, (2) Sri Dhrubajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee.

ALL THAT piece and parcel of land measuring about **8 Cottahs 04 Chittacks** be the same a little more or less, comprised in Mouza- Bademasur, J.L. No. 31, E.P. No. 219, 219A and 219B, S.P. No. 941, 941/1, 941/2, in C.S. Plot No. 524 (P), 526 (P), under Premises No. 20, Talpukur Baghajatin Road, Police Station- Patuli, Kolkata- 700086, Ward No. 101, within the local limits of Kolkata Municipal Corporation, District- South 24 Parganas,

Boundaries:

On the North: by Colony Boundary;

On the South: by 3250 MM. Colony Road;

On the East: by EP No. 218;

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On the West: by 4250 MM. Colony Road;

1. That I have verified the Original copy of title deeds.
2. That there are no prior charges over the said property and (1) Smt. Manju Roy, (2) Sri Dhrubajyoti Roy, (3) Sri Debajyoti Roy, (4) Smt. Krishna Mukherjee are the jointowners of the said property as per the records available and verified by me in the Registrar/Sub-Registrar/s Office .

OR

3. That as per the records available at Registrar/Sub-Registrar's office, the property is mortgaged/charged to :

Date of Document	Description of the	In whose favour	Amount mentioned in the
N.A.	N.A	N.A.	N.A.

Place : Kolkata

Date :18.06.2024

Restricted

Signature of the Advocate