

Sri. Om Prakash Guha Thakurta

ADVOCATE

6, Hill View Park (S), Asansol - 4

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TITLE OPINION AND SEARCH REPORT

To,
The Branch Manager
HDFC Bank Ltd.

Date : 17/8/22

Ref :
File No : 469
L.S. No :

Proposal No. -

APF - ORCHID REALTY

Re : Title Search Report

PART I : GENERAL DETAILS :

1. **Name of the Applicant / Co - applicants / Borrower/s :**

ORCHID REALTY

2. **Name of the Owners :**


Orchid Realty represented by its Partners Sri Pawan Bajoria S/o. Ram Awtar Bajoria , Sri Deepak Jalan S/o. Sri Vishwanath Jalan, Sri Sanjay Bajoria S/o. Late Ram Awtar Bajoria, Sri Pradip Bajoria S/o. Late Ram Awar Bajoria, Smt Rekha Saraf W/o. Ashok Saraf, Sri Rohit Khatian , Sri Mukesh Agarwal S/o. Sri Purusottam Lal Agarwal having its Regd office at NSB Road, Near HDFC Bank, PO & PS Raniganj, Dist Paschim Bardhaman-713347

3. **NATURE OF PROPERTY :**

Residential cum Commercial

4. **PART V PURPOSE OF LOAN :**

Working Capital


O.P. Guha
ADVOCATE
6, Hill View Park (S), Asansol - 4
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**PART II : DESCRIPTION OF THE PROPERTY ALONG WITH THE SCHEDULE ,
Area of the property and boundaries to the property :**

Land Measuring 53.70 Decimals in RS & LR Plot No. 93, 94, LR Khatian No. 29346, J.L. No. 24 , Mouza – Raniganj Municipality, P.S. Raniganj, Dist – Paschim Bardhaman Proposed for Construction of Multi Storied Apartment LG+G+VII under the Name & Style ORCHID REALTY Residential and Commercial Project, N.S.B. Road, School More, Raniganj

Butted and bounded

On north – Vacant Land
On South – Vacant Land
On East – NSB Road
On West – Vacant Land

PART III : List of Documents scrutinized / perused

1. Photocopy of Regd Deed of Family Settlement being NO. 2626 for the year 1985 of Raniganj SR
2. Photocopy of Legal Heirs Certificate of Md Harun dated 25.09.2019
3. Photocopy of Death Certificate of Md Harun dated 10.12.2018
4. Photocopy of Death Certificate of Parweej Aktar dated 10.12.2018
5. Photocopy of Regd Deed of Sale being No. 3972 for the year 2020 of Raniganj SR
6. Photocopy of Regd Deed of Sale being No. 3975 for the year 2020 of Raniganj SR
7. Photocopy of Regd Deed of Sale being No. 100 for the year 2021 of Raniganj SR
8. Photocopy of Regd Deed of Sale being No. 4943 for the year 2020 of Raniganj SR
9. Photocopy of Regd Deed of Sale being No. 4612 for the year 2020 of Raniganj SR
10. Photocopy of Regd Deed of Sale being No. 3973 for the year 2020 of Raniganj SR
11. Photocopy of Regd Deed of Sale being No. 3974 for the year 2020 of Raniganj SR
12. Photocopy of Regd Deed of Sale being No. 4000 for the year 2020 of Raniganj SR
13. Photocopy of Regd Deed of Sale being No. 4261 for the year 2020 of Raniganj SR
14. Photocopy of Ground Rent receipt NO. 9110769 and No. 9110770 dated 06.04.2021
15. Photocopy of Parcha dated 12.08.2021
16. Photocopy of Conversion Certificate No. CN/2021/2309/401 dated 11.01.2022
17. Photocopy of NOC from Wesat Bengal Fire and Emergency Services No. FSR/0125186219100465 dated 11.02.2022
18. Photocopy of NOC from ADDA Asansol No. ADDA/ASN/DP/2021/0754 dated 16.11.2021
19. Photocopy of Sanction Building Plan of AMC No. 1996(2)/BP/AMC/HO dated 20.04.2022
20. Photocopy of Partnership Deed dated 16.06.2020

PART IV : FLOW OF TITLE OF PROPERTY / DEVOLUTION OF TITLE :

Land Measuring 53.70 Decimals in RS & LR Plot No. 93, 94, LR Khatian No. 29346, J.L. No. 24 , Mouza – Raniganj Municipality, P.S. Raniganj, Dist – Paschim Bardhaman were owned by Abdul Rahim

By virtue of Regd Deed of Family Settlement being NO. 2626 for the year 1985 of Raniganj SR Abdul Rahim Amicably Partitioned Amongst themselves their respective share of Property to Mossamat Bano Bibi, Md Farque, Md Harun, Anwarul, Firoz Aktar, Narwez Aktar. (Copy Enclosed)

Abdul Rahim died Leaving behind Md Harun as son who also died unmarried on 15.01.2008 Leaving behind Md Farooque , Md Firoz Aktar, Naurez Aktar, Parwez Aktar as Brothers , Nooresa Khatoon, Saira Khatoon, Saida Khatoon, Razda Khatoon as Sisters who all inherited the aforesaid Land and became joint owners thereof.

Saira Khatoon died Leaving behind Mumtaz Ara, Anjum Ara, Smbul Ara, Raunak Jahan, Kulsum Bano, Yasmin Sahzadi, Md Ibrahim Ansari as Legal heirs who all inherited her share of Land and became joint owners thereof.

Parwez Aktar died on 25.09.2011 Leaving behind Md Firoz Aktar, Naurez Aktar, Nooresa Khatoon, Saida Khatoon, Razda Khatoon as Legal heirs who all inherited his share of Land and became joint owners thereof.

Saira Khatoon during her Lifetime executed her Will before the Notary public infavour of Md Ibrahim Ansari and Later on after the Death of Saira Khatoon Md Ibrahim Ansari acquired the Property Late by her Mother according the Will.


Md Farooque died Leaving behind Two sons Washique Ahmed Ansari, Mosib Ahmed and Musam Ara, Nisat Ara, Alma Ara, Gulnar Ara, Ghusia Sultana, Ambrin Begum, Nahid Parween as Legal heirs who all inherited his share of Land and became joint owners thereof.

Nisat Ara died on 16.11.2009 Leaving behind are Two Sons Md Tanweer Alam and Md Tahseen Faraz and Marum Begum and Zartaj Naazan as Legal heirs who all inherited her share of Land.

Almas Ara died on 26.09.2007 Leaving behind are Two sons Md Tausib Ansari, Md Takir Ansari and Afreen Farukuee as Legal heirs who all inherited her share of Land.

By virtue of a Regd Deed of Sale being NO. 3972 for the year 2020 of Bardhaman SR Nuresa Khatoon sold 2 Cotthas 2 Chhatak or 3.50 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

By virtue of a Regd Deed of Sale being NO. 3975 for the year 2020 of Bardhaman SR Md Ibrahim Ansari sold 2 Cotthas 2 Chhatak or 3.50 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)


Md Ibrahim Ansari
Sole Proprietor
Orchid Realty
10/10, P. S. Raniganj, Dist. Paschim Bardhaman

By virtue of a Regd Deed of Sale being NO. 100 for the year 2020 of Bardhaman SR Wasim Ahmed Ansari, Ghusia Sultana, Amrin Begam , Nahid Parween, Gulnar Ara, Musib Ahmed, Mausam Ara, Md Tanweer Alam, Md Taushim Faraz, Mahroom Begam, Zartaj Nazan, Md Taushib Ansari, Md Tauqir Ansari, Afrin Faruki sold 870 Sqft or 1.70 Decimals of Pond to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

By virtue of a Regd Deed of Sale being NO. 4943 for the year 2020 of Bardhaman SR Musib Ahmed, Mousam Ara, Md Tanweer Alam, Md Tahsin Faraz, Maharon Begam, Zartaj Nazan, Md Taushib Ansari, Md Takir Ansari, Afrin Farooque sold 4748 Sqft or 10.88 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

By virtue of a Regd Deed of Sale being NO. 4612 for the year 2020 of Bardhaman SR Wsik Ahmed Ansari, Ghusik Sultana, Amrin Bgam, Nahid Parween, Gulnar Ara sold 5706 Sqft or 13.07 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)


By virtue of a Regd Deed of Sale being NO. 3973 for the year 2020 of Bardhaman SR Rajda Khatun sold 3.50 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

By virtue of a Regd Deed of Sale being NO. 3974 for the year 2020 of Bardhaman SR Sayda Khatoon sold 3.50 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

By virtue of a Regd Deed of Sale being NO. 4000 for the year 2020 of Bardhaman SR Naurej Aktar sold 4 Cotthas 4 Chhatak or 7 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

By virtue of a Regd Deed of Sale being NO. 4261 for the year 2020 of Bardhaman SR Md Firoz Aktar @ Firoz Aktar sold 4 Cotthas 4 Chhatak or 7 Decimals of Land to Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal for valuable consideration. (Copy Enclsoed)

Thus Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal became the sole and absolute owner of 53.70 Decimals of Land, and thereby got its Name recorded in the LR record of right of Govt of West Bengal vide Parcha dated 12.08.2021 and got its Land Converted from Baid to Commercial Bastu vide Conversion Case NO. CN/2021/2309/401 dated 11.01.2022 for 52 Decimals of Land. (Copy Enclsoed)


Sri Pawan Bajoria
Partner
Orchid Realty
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100
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100

In order to Develop the above Land Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal (by virtue of Partnership deed dated 16.06.2020) obtained Sanction Building Plan from AMC vide memo No. 1996(2)/BP/AMC/HO dated 20.04.2022 and obtained NOC from West Bengal Fire and Emergency Services vide memo No. FRS/0125186219100465 dated 11.02.2022 and obtained NOC from ADDA Asansol vide memo No. ADDA/ASN/DP/2021/0754 dated 16.11.2021 and paid Ground Rent to the Govt of West Bengal vide receipt No. 9110769 , No. 9110770 both dated 06.04.2021 and thereby Constructed LG+G+7 Residential cum Commercial Building under the Name & Style ORCHID REALTY. (Copy Enclosed)

On my personal visit to the said Property on 20.07.2022, I found that said Property consist of Land Construction Work under Progress of LG+G+7 Storied under the Name & Style Orchid Realty situated at NSB Road, Raniganj with in Residential cum Commercial Area and upon Motorable Road.

I have made a thorough Search at Raniganj S.R. from 1990 to 2022, I am of my opinion that the said property is free from encumbrance, liens and charges and is marketable and the said property still exist in the name of Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal and the said property is fit for equitable mortgage and SARFAESI Act can be enforced upon 52 Decimals of Land.

PART V : TITLE OPINION / CERTIFICATE :

I have made a thorough Search at Raniganj S.R. from 1990 to 2022, I am of my opinion that the said property is free from encumbrance, liens and charges and is marketable and the said property still exist in the name of Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal and the said property is fit for equitable mortgage and SARFAESI Act can be enforced upon 52 Decimals of Land.

PART VI : DOCUMENTS TO BE COLLECTED BY HDFC BANK FOR CREATION OF EQUITABLE / Simple registered Mortgage of the said property :

For Individual Case :

1. Original Agreement for Sale infavour of Borrower
2. Original Regd Deed of Sale infavour of Borrower after Registration

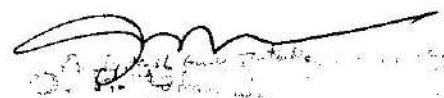
PART VII POST DISBURSAL (if any)

Not Applicable

PART VIII Additional comments / observations if any :

Not Applicable

Thanking you ,


Advocate
S. 2013 [...]
CH-4 [...]
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[...]

TITLE SEARCH REPORT :

This report should mention the following aspects –

- a) **Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal**
- b) **The Registry office situated at Raniganj**
- c) **I have searched the said Regd Deed of Sale being NO. 3972 for the year 2020 of Bardhaman SR by and between Nuresa Khatoon as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law.**


I have searched the said Regd Deed of Sale being NO. 3975 for the year 2020 of Bardhaman SR, by and between Md Ibrahim Ansari as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law.

I have searched the said Regd Deed of Sale being NO. 100 for the year 2020 of Bardhaman SR, by and between Wasim Ahmed Ansari, Ghusia Sultana, Amrin Begam , Nahid Parween, Gulnar Ara, Musib Ahmed, Mausam Ara, Md Tanweer Alam, Md Taushim Faraz, Mahroom Begam, Zartaj Nazan, Md Taushib Ansari, Md Tauqir Ansari, Afrin Faruki as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law

I have searched the said Regd Deed of Sale being NO. 4943 for the year 2020 of Bardhaman SR, by and between Musib Ahmed, Mousam Ara, Md Tanweer Alam, Md Tahsin Faraz, Maharon Begam, Zartaj Nazan, Md Taushib Ansari, Md Takir Ansari, Afrin Farooque as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law

I have searched the said Regd Deed of Sale being NO. 4612 for the year 2020 of Bardhaman SR, by and between Wsik Ahmed Ansari, Ghusik Sultana, Amrin Bgam, Nahid Parween, Gulnar Ara as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law

I have searched the said Regd Deed of Sale being NO. 3973 for the year 2020 of Bardhaman SR, by and between Rajda Khatun as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law


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I have searched the said Regd Deed of Sale being NO. 3974 for the year 2020 of Bardhaman SR, by and between Sayda Khatoon as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law

I have searched the said Regd Deed of Sale being NO. 4000 for the year 2020 of Bardhaman SR, by and between Naurej Aktar as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law

I have searched the said Regd Deed of Sale being NO. 4261 for the year 2020 of Bardhaman SR, by and between Md Firoz Aktar @ Firoz Aktar as Seller and Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal as Purchaser and the said Deed is Valid Deed and are enforceable in law

- d) I have made a thorough Search at Raniganj S.R. from 1990 to 2022, I am of my opinion that the said property is free from encumbrance, liens and charges and is marketable and the said property still exist in the name of Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal and the said property is fit for equitable mortgage and SARFAESI Act can be enforced upon 52 Decimals of Land.
- e) I have made a thorough Search at Raniganj S.R. from 1990 to 2022, I am of my opinion that the said property is free from encumbrance, liens and charges and is marketable and the said property still exist in the name of Orchid Realty represented by its Partners Sri Pawan Bajoria, Sri Deepak Jalan, Sri Sanjay, Sri Pradip Bajoria, Smt Rekha, Sri Rohit Khatian , Sri Mukesh Agarwal and the said property is fit for equitable mortgage and SARFAESI Act can be enforced upon 52 Decimals of Land.
- f) Yes , the original Regd Deed of Sale being No. 3972 for the year 2020 , No. 3975 for the year 2020 , No. 100 for the year 2020, NO. 4943 for the year 2020 , NO. 4612 for the year 2020 , NO. 3973 for the year 2020 , NO. 3974 for the year 2020 , NO. 4000 for the year 2020 , NO. 4261 for the year 2020 of Bardhaman SR , the said Deed is fit for equitable mortgage and are in order .

Search Receipt enclosed .


Advocate
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The undersigned
is a member of the
Bar at Calcutta
No. 1003
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