

ABHIROOP GHOSH

(ADVOCATE)



8902226204/9038527949

abhiroop.ghosh9@gmail.com

JUDGES' COURT HOOGHLY &
CHANDANNAGAR COURT

DATE : 11.03.2023

LEGAL SCRUTINY REPORT

A. Description of the documents scrutinised:

SL. NO.	Date of Document	Name of Document	Whether Original/True Copy/ Certified Copy/Photostat Copy
1.	19.05.2014	Deed of Sale being no. 01798 for the year 2014, recorded in Book No. I, CD Volume No. 4, pages from 3855 to 3880, registered in the office of A.R.A.-III Kolkata.	Original Examined.
2.	26.12.1981	Will made by Mrs. Doris Matthews.	Xerox Examined.
3.	17.05.1989	Decree copy of ACT 39 Case No. 41 of 1983 before the Ld. District Delegate, Chandannagar.	Original Examined.
5.	08.07.2021	Deed of Development Agreement being no. 3592 for the year 2021, recorded in Book No. I, Volume No. 0602-2021, pages from 109411 to 109463, registered in the office of D.S.R. - II, Hooghly.	Original Examined.
6.	08.07.2021	General power of Attorney being no. 060204477 for the year 2021, recorded in Book No. I, Volume No. 0602-2021, pages from 126594 to 126629, registered in the office of D.S.R. - II, Hooghly.	Photocopy Examined.
7.	02.09.1987	Grant of Letter of Administration vide No. 8 of 1984, from the Ld. District Judge, Hooghly.	Photocopy Examined.
8.	—	Certified copy of L.R. R.O.R. of Mouza - Chandannagar Sheet No. 1 under L.R. Khatian No. 1339, 1337, 1341, 1340 and 1338 standing in the names of Ruma Mondal, Swapan Kumar Mondal, Shobarani Mondal, Samarjit Mondal and Mondol Construction Co Ltd.,	Photocopy Examined.
9.	02.07.2021	Trade Registration No. 306 issued by Kodalia- I Gram Panchayet	Photocopy Examined.

:CHAMBER/RESIDENCE:

G.T.ROAD, LALBIGHIRDIHAR(WEST), BABURPARKARDIHAR LINE, P.O. & P.S. CHANDANNAGAR, DIST. HOOGHLY.

For MONDAL CONSTRUCTION CO. LTD.

Samarjit Mondal

Director

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10.	02.06.2021	Property tax receipt issued by Chandannagar Municipal Corporation under Ward no. 1, Holding no. 848 & 890.	Original Examined.
11.	17.10.2019	Khajna receipt standing in the names of Ruma Mondal, Swapan Kumar Mondal, Shobarani Mondal, Samarjit Mondal and Mondol Construction Co Ltd.,	Original Examined.
12.	12.03.2021	Certified Copy of Assessment Register Holding no 890 & 848 ward no. 1 standing in the names of Ruma Mondal, Swapan Kumar Mondal, Shobarani Mondal, Samarjit Mondal and Mondol Construction Co Ltd.,	Original Examined.
13.	25.10.2016	Site Plan for G+IV storied building in 11 Blocks.	Original Examined
14.	30.07.2019	Sanction `Building Plan for Block 1 to 11, vide no. B-1/RB/21/2018-19. Which is valid till 29.07.2029	Original Examined

B. Description of property/properties:-

ITEM NO.	SURVEY NO.	EXTENT OF AREAS (IN ACRE/HEC.)	LOCATION
1.	PART - A ALL THAT Piece and Parcel of demarcated area of land measuring more or less i. 5 bighas 4 cottahs 9 Chittak 30 sq.ft. comprised under R.S. Dag No. 70 corresponding to L.R. Dag No. 119, nature of land Bastu; ii. 1 bigha 1 cottah 12 Chittak 21 sq.ft. comprised under R.S. Dag No. 69 corresponding to L.R. Dag No.	Sanction was primarily granted for G+IV storied building with Total 11 numbers of Blocks.	Haridradanga

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<p>118 nature of land Pond; comprised in R.S. Khatian No. 31 corresponding to L.R. Khatian No. 1339, 1337, 1341, 1340 and 1338 lying within Mouza- Chandannagar Sheet No. 1, J.L. No. 1, Municipal Holding No. 848 (Bastu) 890 (Pond), Ward No. 1, Haridradanga, under Chandannagar Municipal Corporation, P.S.- Chandannagar, A.D.S.R. Office - Chandannagar, District - Hooghly.</p>		
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C. Tracing of party's title for the last 13/30 years. If connected title deeds reveal any circumstances or incidences, which necessitate further tracing of party's title, it shall also be done.

ALL THAT Piece and Parcel of demarcated area of land measuring more or less

i. 5 bighas 4 cottahs 9 Chittak 30 sq.ft. comprised under R.S. Dag No. 70 corresponding to L.R. Dag No. 119, nature of land Bastu;

ii. 1 bigha 1 cottah 12 Chittak 21 sq.ft. comprised under R.S. Dag No. 69 corresponding to L.R. Dag No. 118 nature of land Pond;

comprised in R.S. Khatian No. 31 corresponding to L.R. Khatian No. 1339, 1337, 1341, 1340 and 1338 lying within Mouza- Chandannagar Sheet No. 1, J.L. No. 1, Municipal Holding No. 848 (Bastu) 890 (Pond), Ward No. 1, Haridradanga, under Chandannagar Municipal Corporation, P.S.- Chandannagar, A.D.S.R. Office - Chandannagar, District - Hooghly, previously belonged to one Mrs. Doris Mathews.

AND WHEREAS Mrs. Doris Mathews before her demise made a WILL in favour of a Philanthropic Organisation viz., ALL LOVERS OF ANIMAL SOCIETY, having its registered office situated at 30, Chowringhee Mansion, P.S. - Park Street, Kolkata - 700016 and appointed Mr. P.B. Mukherjee as an executor of the WILL.

AND WHEREAS Mrs. Doris Mathews died on 28.02.1982 and after her demise, the Executor of the Will viz., Mr. P.B. Mukherjee as executor, instituted Act 39 Case No. 41 of 1983

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G.T. ROAD, BALIGHIRDIHAR (WEST), BABURPURDIHAR LANE, P.O. & P.S. CHANDANNAGAR, DIST. HOOGHLY.

For MONDAL CONSTRUCTION CO. LTD.

Sambjit Mondal

Director

ABHIROOP GHOSH (ADVOCATE)

JUDGES' COURT HOOGHLY &
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DATE : 11.03.2023

before the Ld. District Delegate, Chandannagar. Therefore on 02.09.1987 obtained Letter of Administration vide No. 8 of 1984 from the Ld. District Judge, Hooghly.

AND WHEREAS The Philanthropic institution viz., ALL LOVERS OF ANIMAL SOCIETY became the absolute owner of land measuring more or less:-

i. 5 bighas 4 cottahs 9 Chittak 30 sq.ft. comprised under R.S. Dag No. 70 corresponding to L.R. Dag No. 119, nature of land Bastu;

ii. 1 bigha 1 cottah 12 Chittak 21 sq.ft. comprised under R.S. Dag No. 69 corresponding to L.R. Dag No. 118 nature of land Pond;

comprised in R.S. Khatian No. 31, lying within Mouza- Chandannagar Sheet No. 1, J.L. No. 1, Municipal Holding No. 848 (Bastu) 890 (Pond), Ward No. 1, Haridradanga, under Chandannagar Municipal Corporation, P.S.- Chandannagar, A.D.S.R. Office - Chandannagar, District - Hooghly.

AND WHEREAS Due to the long distance in between the location of the property and registered place of office of ALL LOVERS OF ANIMAL SOCIETY, caused difficulties in maintaining the property, therefore, the board members of ALL LOVERS OF ANIMAL SOCIETY unanimously agreed and sold out the property in favour of SWAPAN KUMAR MONDAL S/o. Late Sitangshu Sekhar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O. - Chinsurah (R.S), District - Hooghly; SOBHA RANI MONDAL W/o. Swapan Kumar Mondal residing at Uttarayan, Chinsurah Station Road, P.O. - Chinsurah (R.S), District - Hooghly, SAMARJIT MONDAL S/o. Late Swapan Kumar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O. - Chinsurah (R.S), District - Hooghly; RUMA MONDAL W/o. Samarjit Mondal residing at Uttarayan, Chinsurah Station Road, P.O. - Chinsurah (R.S), District - Hooghly; MONDOL CONSTRUCTION COMPANY LIMITED., A company incorporated under Companies Act, represented by its Director viz., SAMARJIT MONDAL S/o. Late Swapan Kumar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O. - Chinsurah (R.S), District - Hooghly by execution of a registered Deed of Sale being no. 01798 for the year 2014, recorded in Book No. I, CD Volume No. 4, pages from 3855 to 3880, registered in the office of A.R.A.-III Kolkata and purchased land measuring more or less i. 5 bighas 4 cottahs 9 Chittak 30 sq.ft. comprised under R.S. Dag No. 70 corresponding to L.R. Dag No. 119, nature of land Bastu; ii. 1 bigha 1 cottah 12 Chittak 21 sq.ft. comprised under R.S. Dag No. 69 corresponding to L.R. Dag No. 118 nature of land Pond; comprised in R.S. Khatian No. 31, lying within Mouza- Chandannagar Sheet No. 1, J.L. No. 1, Municipal Holding No. 848 (Bastu) 890 (Pond), Ward No. 1, Haridradanga, under Chandannagar Municipal Corporation, P.S.- Chandannagar, A.D.S.R. Office - Chandannagar, District - Hooghly.

:CHAMBER/RESIDENCE:

G.T.ROAD, BALISGHIRDIHAR(WEST), BABURPAKURDIHAR LINE, P.O. & P.S. CHANDANNAGAR, DIST. HOOGHLY.

For MONDAL CONSTRUCTION CO. LTD.

Samarjit Mondal

Director

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AND WHEREAS SWAPAN KUMAR MONDAL S/o. Late Sitangshu Sekhar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O. – Chinsurah (R.S), District – Hooghly; SOBHA RANI MONDAL W/o. Swapan Kumar Mondal residing at Uttarayan, Chinsurah Station Road, P.O. – Chinsurah (R.S), District – Hooghly, SAMARJIT MONDAL S/o. Late Swapan Kumar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O. – Chinsurah (R.S), District – Hooghly; RUMA MONDAL W/o. Samarjit Mondal residing at Uttarayan, Chinsurah Station Road, P.O. – Chinsurah (R.S), District – Hooghly; MONDOL CONSTRUCTION COMPANY LIMITED., A company incorporated under Companies Act, represented by its Director viz., SAMARJIT MONDAL S/o. Late Swapan Kumar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O. – Chinsurah (R.S), District – Hooghly became the joint owners of the aforesaid property and recorded their names in the finally published L.R. Record of Rights under L.R. Khatian No. (s) 1339, 1337, 1341, 1340 and 1338 and paid taxes and revenues before the concerned Government offices and initially obtained Sanction plan for construction of 11 Blocks, each of G+IV storied Building. Thereafter said building plan was extended till 29.07.2029.

D.	Encumbrance certificate for a period of 13/30 years for all the items of properties subject to 'C' above.	13 years Non Encumbrances Search has been conducted in A.D.S.R. Chandannagar, and A.R.A. Kolkata.
E.	Evidence of possession - findings on documents and revenue records.	NOT YET.
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.	Sale Deed to be executed by and between land owners, developer and intending purchaser.
G.	Whether any mortgage/charge was created against the property under CERSAI : <ul style="list-style-type: none">If yes, charge details against the property (like name of Bank, dt. Of creation Charge etc.)	No N/A

:CHAMBER/RESIDENCE:

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G. Certificate of Title should Clarify:

(1)	Whether the party has an absolute, clear and marketable title over the property/ies proposed to be mortgaged.	YES present Owners have an absolute, clear and marketable title over the property.
(2)	Whether the party can execute valid simple/equitable mortgage in favour of the Bank.	Yes
(3)	Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims.	NO.

CERTIFICATE

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 05.04.2022 (Online Search also Conducted) and verified the records / details of the property belonging to Swapan Kumar Mondal, Sobha Rani Mondal, Samarjit Mondal and MONDOL CONSTRUCTION COMPANY LIMITED. (In case of third party property).
3. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 2009 to 2023 pertaining to the immovable property/ies covered by the above said title deeds.
4. There are prior mortgages/charges to the extent of N.A. which are liable to be cleared or satisfied by complying with the following:

CHAMBER/RESIDENCE:

G.T. ROAD, BALDIGHIRDIHAR (WEST), BABURPURGIRDIHAR LINE, P.O. & P.S. CHANDERNAGAR, DIST. HOOGHLY.

For MONDAL CONSTRUCTION CO. LTD.

Samarjit Mondal

Director

ABHIROOP GHOSH (ADVOCATE)

JUDGES' COURT HOOGHLY &
CHANDERNAGAR COURT



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5. There are claims from minor/s and his/their interest in the property/ies is to the extent of N.A. (specify the share of the minor/s with name).
6. The undivided share of the minor/s is (whether there is a claim or not) N.A. (specify the share of minor/s).
7. The property/ies is/are subject to the payment of Rs. N.A. (specify the liability that is fastened or could be fastened on the property/ies).
8. Provisions of Urban Land Ceiling Act are not applicable/ permission obtained.
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.
11. I have visited the subject property on 20.04.2022.

I certify that **SWAPAN KUMAR MONDAL, SOBHA RANI MONDAL, SAMARJIT MONDAL, RUMA MONDAL AND MONDOL CONSTRUCTION COMPANY LIMITED** has/have a valid and marketable title in the property/ies shown above.

Place:

Chandernagar

Date: 11/03/2023

Abhiroop Ghosh
SIGNATURE OF THE ADVOCATE

ABHIROOP GHOSH

Judge's Court Hooghly

W. B. 1604 of 2009

:CHAMBER/RESIDENCE:

G.T. ROAD, BALIGHATPUR (WEST), BURDUPUR (WEST) LINE, P.O. & P.S. CHANDERNAGAR, DIST. HOOGHLY.

For MONDAL CONSTRUCTION CO. LTD.

Samarjit Mondal

Director

পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য



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Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [06]হুগলী
ব্লকঃ [19]সিঙ্গুর(খলিসানি)
মৌজাঃ [301]চন্দননগর সিট নং-1

(Live Data As On 11/03/2023,15:10:55)

জে.এল নং (J.L No.): 1 থানা (P.S.): চন্দননগর

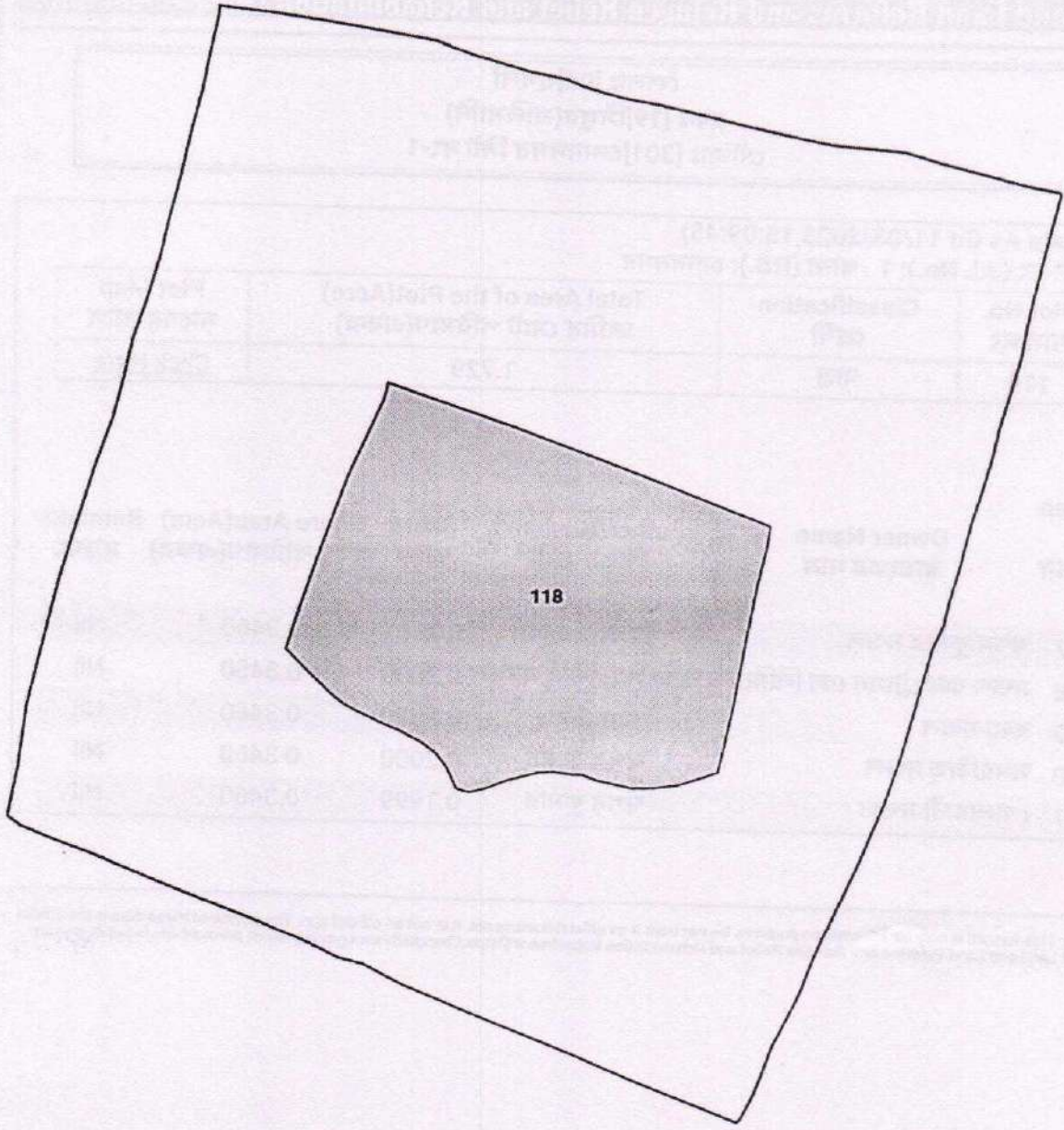
Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
118	পুকুর	0.36	Click Here

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
1337	স্বপন কুমার মন্ডল	সীতাংশু শেখর	0.2000	0.0720	Nil
1338	মন্ডল কনসট্রাকশন কো লিমিটেড পক্ষে সমরজিত্ মন্ডল		0.2000	0.0720	Nil
1339	রুমা মন্ডল	সমরজিত্	0.2000	0.0720	Nil
1340	সমরজিত্ মন্ডল	স্বপন কুমার	0.2000	0.0720	Nil
1341	শোভারানী মন্ডল	স্বপন কুমার	0.2000	0.0720	Nil

For MONDAL CONSTRUCTION CO. LTD.

Samayjit Mondal

Director



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For MONDAL CONSTRUCTION CO. LTD.

Samayjit Mondal

Director

পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য



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Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [06]হুগলী
ব্লকঃ [19]সিন্দুর(খলিসানি)
মৌজাঃ [301]চন্দননগর সিট নং-1

(Live Data As On 11/03/2023,15:09:45)

জে.এল নং (J.L No.): 1 খানা (P.S.): চন্দননগর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
119	বাস্ত	1.729	Click Here

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
1337	স্বপন কুমার মন্ডল	সীতাংশু শেখর	0.2001	0.3460	Nil
1338	মন্ডল কনসট্রাসন কো লিমিটেড পক্ষে সমরজিত মন্ডল		0.2000	0.3450	Nil
1339	রুমা মন্ডল	সমরজিত	0.2000	0.3460	Nil
1340	সমরজিত মন্ডল	স্বপন কুমার	0.2000	0.3460	Nil
1341	শোভারানী মন্ডল	স্বপন কুমার	0.1999	0.3460	Nil

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For MONDAL CONSTRUCTION CO. LTD.

Sanajit Mondal

Director



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	11-03-2023 15:47:59.452
Transaction ID / QRF NO	200262691043
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	11-03-2023
Approval/Modification Date	11-03-2023
Search Reference Number	2527399674778

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	848
Plot Number	LR119 RS70
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	KAMALIKA
Name of the Project / Scheme / Society / Zone	MONDALCONSTRUCTION
Street Name / Number	HARIDRADANGA CHANDANNAGAR
Pocket	WARD1
Locality / Sector	CHANDANNAGAR
City / Town / Village	CHANDANNAGAR
District	HOOGHLY
State / UT	West Bengal
Pin Code / Post Code	712136



Search Output Details

No. of Results Found

Asset Details

Transaction Date: 11-03-2023
 Transaction Amount: 10000000
 Asset Class: N.A.

10000000
 10000000
 10000000

Party Details

Party Name: CERSAI
 Party Address: ...

Deal Details

Deal ID: ...
 Deal Date: 11-03-2023
 Deal Amount: 10000000
 Deal Type: ...
 Deal Status: ...
 Deal Category: ...
 Deal Sub-Category: ...
 Deal Description: ...
 Deal Remarks: ...

Asset Details
 Asset Class: ...
 Asset Name: ...
 Asset Value: ...
 Asset Status: ...
 Asset Location: ...
 Asset Description: ...
 Asset Remarks: ...



For MONDAL CONSTRUCTION CO. LTD.

Samajit Mondal

Director



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

-- End Of Report --

Saurajit Mondal

Director

Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Transacted Property Details

** For all computerized deeds

(*) marked items are mandatory

Property District *

Hooghly

Property Thana: *

Chandannagar

Localbody: *

Municipality

Year

2023

District where Registered:

All

Road Wise Search Mouza Wise Search

Mouza: *

Chandannagar Sit No-1

Plot No:

LR

00118

/

Bata No

Security Code:

4C4H4

J7B2E4



Click to view the index of the following offices for the period mentioned below

Office	Period
D.S.R. - I NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
D.S.R. - II NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007

For MONDAL CONSTRUCTION CO. LTD.

Samayitanda

Director


Service Count: 3,04,09,777

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)

Finance Department (<http://www.wbfin.nic.in/>)
Government of West Bengal

 **IFMS** (<https://www.wbifms.gov.in/>)
WEST BENGAL


Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN


SILPASATHI (<https://silpasathi.wb.gov.in/>)
Ease of Doing Business
Single Window Services for Business

 **india.gov.in** (<http://india.gov.in/>)
national portal of india

Site Map (../site_map.aspx)

TOTAL VISITOR :
(Since 25/05/2016)

 (<https://www.facebook.com/enathikaranwb/>)

 (<https://twitter.com/eNathikaran>)



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For MONDAL CONSTRUCTION CO. LTD.

Last Updated : 13/03/2023

Samayjit Mondal

Director



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Transacted Property Details

** For all computerized deeds

(*) marked items are mandatory

Property District *

Hooghly

Property Thana: *

Chandannagar

Localbody: *

Municipality

Year

2022

District where Registered:

All

Road Wise Search Mouza Wise Search

Mouza: *

Chandannagar Sit No-1

Plot No:

LR

00118

/ Bata No

Security Code:

J7B2E4

E5Z6H3



Click to view the index of the following offices for the period mentioned below

Office	Period
D.S.R. - I NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
D.S.R. - II NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007

For MONDAL CONSTRUCTION CO. LTD.

Samajit Mondal

Director


Service Count: 3,04,09,806

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)

Finance Department (<http://www.wbfin.nic.in/>)
Government of West Bengal

 **iFMS** (<https://www.wbifms.gov.in/>)
WEST BENGAL


Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN


SILPASATHI (<https://silpasathi.wb.gov.in/>)
Ease of Doing Business
Single Window Services for Business

 **india.gov.in** (<http://india.gov.in/>)
national portal of india

Site Map (../site_map.aspx)

TOTAL VISITOR :
(Since 25/05/2016)

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Last Updated : 13/03/2023

For MONDAL CONSTRUCTION CO. LTD.

Sangjit Mondal

Director

