

Mitali Dutta

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APPENDIX-II

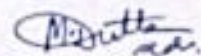
**CHECKLIST FOR THE GUIDANCE OF THE ADVOCATES FOR SUBMISSION OF
LEGAL SCRUTINY REPORT**

Sl.No	Particulars	Remark
1.	Nature of Title (Ownership/Leasehold/ Occupancy/ Govt. Grant/	Ownership flat.
2.	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.	Property is freehold. a). N.A. b).N.A. c). N.A. d). N.A.
3.	If Govt. grant/allotment/Lease cum Sale agreement, whether : a) Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions, b) The mortgagor is competent to create charge on such property.	Not applicable. a).N.A. b).After registration of Sale Deed the intending mortgagor is to be competent to create charge on such property.
4.	If, Occupancy right, whether a) Such right is heritable and transferable b) Mortgage can be created.	Such right got by inheritance. a). Such right is transferable. b). Yes, the intending mortgagors namely Mrs. Tushi Paramanick, wife of Mr. Sanjib Paramanick, residing at Karmakar Para, Jagatballavpur, P.S.- Pujali,

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adv.

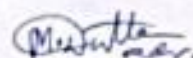
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		P.O.- Achipur, Kolkata- 700 138, proposed to be created mortgage after registration of Sale Deed.
5.	a) Whether provisions of Urban Land Ceiling Act applicable/ permission obtained. b) Whether NOC under Income Tax Act is required /obtained. c) Whether records with the Registrar of Assurances verified (If applicable).	Not applicable. Not applicable. Yes.
6.	Whether there are claims from Minor/s and his/ their interest in the property/ies. Specify the share of minor/s with name.	Minor share /interest is not applicable.
7.	In case of Agricultural land, the position regarding creation and enforceability with regard to local laws.	Nature of land is Bastu as per record of B.L. & L.R.O. Parcha and the present owners also mutated their name in the Budge Budge Municipality and paying taxes regularly, hence provision of Section 13 of SARFAESI Act, 2002, applied on the said property and Bank can invoke the said provision in case of default / NPA of the loan account.
8.	In case of conversion of Agricultural land for commercial purposes, whether requisite procedure/ permissions complied with/ obtained.	Not applicable.
9.	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. b) Whether mutation has been effected and mortgagor is in possession and enjoyment of his share. c) Whether the partition is valid in law?	Not applicable. Present owners name have been recorded in the B.L. & L.R.O. and also Budge Budge Municipality & owners are in possession and enjoyment of their share. Not applicable.
10.	a) In case of partnership firm, whether the property belongs to the firm and registered.	Not applicable. Not applicable.



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	b) Whether the person/s creating the mortgage has /have the authority to execute on behalf of the firm.	
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.,	Not applicable.
12.	In case of Societies/ Associations, verify requisite resolutions, bye laws, powers to borrow, encumbrances etc.,	Not applicable.
13.	In case of POA holder, verify the geniuses of POA and the extent of powers. Whether the POA is properly executed/ stamped/ authenticated/ enforceable as per the Law of the place.	Development Power of Attorney executed on 20 th April, 2021 which was duly registered in the Office of the A.D.S.R. Budge Budge, recorded in Book no. 1, Volume no. 1610-2021, pages from 39231 to 39262, being no. 01377 for the year 2021. Yeas, Power of Attorney is properly executed and stamped and said execution is enforceable as per Law.
14.	If the property is a flat/ apartment or residential/commercial complex, verify a) Promoter's/ Land owner/s title to the land/ building. b) Whether the flats are developed by the Land owner or constructed on joint development basis. c) Development agreement/POA	The property is a under construction residential Flat. At the time of physical verification. a). As per documents that the present owners title have been existing. b).The flats are developed by the joint development basis. c).i) Development Agreement executed on 20 th April, 2021 which was duly registered in the Office of the A.D.S.R. Budge Budge, recorded in Book no. 1, Volume no. 1610-2021, pages from 35160 to 35228, being no. 01366 for the year 2021. ii). Development Power of Attorney executed on 20 th April, 2021 which was duly registered in the Office of the A.D.S.R.



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		Budge Budge, recorded in Book no. 1, Volume no. 1610-2021, pages from 39231 to 39262, being no. 01377 for the year 2021.
d) Extent of Authority of the Developer/Builder	d) As per documents signatory Authority of the BRIJSHYAM INFRATECH PRIVATE LIMITED, represented by one of its Director Mr. Abhisek Shaw of the said Company.	
e) Whether the construction is approved by the competent authority	e).The construction is approved by The Budge Budge Municipality, vide Sanction plan no. 14/BP/PWD/2021-2022, dated 05.03.2021.	
f) Independent title verification of the land or building in question.	f).Does not arise.	
g) Agreement of sale (duly registered).	g). Not applicable.	
h) Whether it is a second/ subsequent sale	h). It is a first sale.	
i) Payment of proper stamp duty.	i). Not applicable.	
j) Conveyance in favour of the Society/ Condominium concerned.	j) Not applicable.	
k) Occupancy certificate/allotment letter/letter of possession.	k). Not applicable.	
l) Membership details in the Society etc.,	l). Not applicable.	
m) Share certificates	m).Not applicable.	
n) NOC from the Society	n). Not applicable.	
o) Latest maintenance charges paid receipt from Society	o). Not applicable.	
p) Whether proportionate share in land is transferred to the mortgagor	p). Not applicable.	
q) Documents evidencing possession such as Telephone Bill, Electricity Bill, Tax paid receipt etc.,	q). Tax paid receipt is shows that the present owners are seized and possessed of the said property.	
		r). Not applicable.


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	r) Other legal requirements under the local /municipal laws with regard to ownership of flats/ apartments/ building regulations, Society laws etc.,	
15.	In case of joint family property and mortgage created for family benefit / legal necessity, verify whether major co-purchasers have no objection, joined in execution, rights of female members, minor's shares etc.,	Not applicable.
16.	Genealogical tree is to be drawn up wherever the title has been acquired by succession.	The present owners got the said property by inheritance from his father Late Kamalakshya Lattu and by Deed of Gift from their only sister Smt. Tandra Das.
17.	Pending litigations/ court attachments/ injunction/ stay orders/ acquisition by the Govt./ Local authorities etc., if any.	The aforesaid property have been searched in the Court of the Ld. 6 th Civil Judge, (Sr. Division) at Alipore and the Ld. 6 th Civil Judge (Jr. Division) at Alipore from the year 2011 to, 2022 any Title Suit is not filed in respect of the said property. Search documents are annexed herewith.
18.	Any other matters affecting the proposed creation of mortgage not covered elsewhere.	Not applicable.

APPENDIX III

LEGAL SCRUTINY REPORT

A. Description of the documents scrutinized :

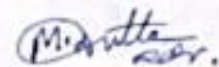
Sl. No.	Date of Document	Name of Document	Whether original /certified /True copy/Photostat
1.	Dated 19.09.2022.	Agreement for Sale, made between Sri Arunakshya Lattu & Sri Amitakshya Lattu, represented by its Attorney Mr. Abhisek Shaw, one of the director of Brijeshyam Infratech Pvt.	Original


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		Ltd. as Owners, Mrs. Tushi Paramanick as Purchasers and Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw as Developer.	
2.	Date of Registration 21.05.1962 registered in the Office of the Additional District Sub- Registrar at Budge Budge and recorded in Book no. I, volume no. 18, pages from 296 to 298, being no. 2192 for the year 1962.	Registrar Deed of Gift (Bengali Kobala) made between Sri Asotosh Lattu as Donor and Sri Kamalakshya Lattu as Donee.	Original
3.	Date of Registration 18.11.2020 registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. I, volume no. 1610-2020, pages from 53654 to 53679, being no. 161002272 for the year 2020.	Registrar Deed of Gift made between Smt. Tandra Das as Donor and Sri Arunakshya Lattu & Sri Amitakshya Lattu as Donees.	Original
4.	Date of Registration 25.01.2021 registered in the Office of the A.D.S.R. Budge Budge, South 24 Parganas and recorded in Book no. I, volume no. 1610-2021, pages from 4001 to 4018, being no. 161000282 for the year 2021.	Registrar Deed of Declaration made between Sri Arunakshya Lattu & Sri. Amitakshya Lattu as Declarants.	Original
4.	Dated 23.11.2015.	Death Certificate of Kamalakshya Lattu, date of death 01.11.2015.	Copy


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5.	Dated 19.12.2018.	Death Certificate of Nomita Lattu, date of death 02.12.2018.	Copy
6.	Dated 31.07.2017.	Khajna Dakhila for the year 1424 (Bengali Year).	Copy
7.	Dated 11.04.2017.	Information of Land, R.S. Dag no. 529, L.R. Dag no. 685.	Original
8.	Dated 08.09.2020.	Legal heirs certificate, of deceased Kamalakshya Lattu.	Copy
9.	Dated 27.01.2020.	Affidavit on oath in presence of Judicial Magistrate at Alipore .	Copy
10.	Dated 16.12.2020	L.R. Parcha, issued by the B.L. & L.R.O. in favour of Sri Arunakshya Lattu & Sri. Amitakshya Lattu.	Certified true copy.
11.	Dated 18.12.2020.	Khajna Dakhila, 1429 for the Bengali year.	Original.
12.	Dated 25.06.2021.	Tax payment receipt for 4 th quarter 2021 - 2022.	Original
13.	Date of Registration 20.04.2021 registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. I, volume no. 1610-2021, pages from 35160 to 35228, being no. 161001366 for the year 2021.	Registrar Development Agreement made between Sri Arunakshya Lattu & Sri Amitakshya Lattu as Owners and Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw as Developer.	Original
14.	Date of Registration 20.04.2021 registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. I, volume no. 1610-2021, pages from 39231 to 39262, being no. 161001377 for the year 2021.	Registrar Development General Power of Attorney made between Sri Arunakshya Lattu & Sri Amitakshya Lattu as Owners/Executant and Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw as Attorney.	Original

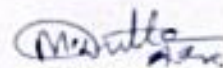


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15.	Dated 08.10.2021.	Building Permit, issued by Budge Budge Municipality, Building Permit no. 14/BP/PWD/2021-2022.	Original
16.	Dated 08.10.2021.	Sanction Building Plan, being no. 14/BP/PWD/2021-2022.	Original.
17.	Dated 06.09.2020.	Corporate Identity Number of Company is U45201WB2020PTC239417.	Computer generated
18.	Dated 24.11.2021.	Board Resolution of Brijshyam Infratech Pvt. Ltd.	Original
19.		Articles of Association of Brijshyam Infratech Pvt. Ltd.	
20.		Memorandum of Association of Brijshyam Infratech Pvt. Ltd.	
21.		PAN -AAJCB2405J of the Brijshyam Infratech Pvt. Ltd.	

B. Description of property/properties

Item no.	Survey no.	Extent of Area/s (in acres/hectares)	Location	Boundaries
1.		Flat measuring an area of 655 Sq.ft. more or less built-up area and 818 Sq.ft. more or less super built-up area.	Flat being no. 1A , on the 1st Floor, South-Western side of G+IV storied building known as " SAMARTH EDIFICE " having super built up area of 818 Sq.ft. more or less consisting of 2 Bed rooms, 1 Kitchen - Cum-Living-cum-Dining space, 1 Toilet, 1 W.C., 1 Verandah together with undivided impartible proportionate share or interest in the Bastu land measuring an area of 12 decimals more or less equivalent to 7.27 Cottahs more	ON THE NORTH : By Land and House of Mohan Dutta ; ON THE SOUTH : By 33.5 Ft. Mahatma Gandhi (M.G.) Road ; ON THE EAST : By Land and House of Dilip Kuti and St. Thomas' Memorial School ;



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		or less lying and situated at Mouza-Garbhuktanandanpur, J.L. No. 8, R.S. no. 33, Touzi no. 353, R.S. Khatian no. 325, L.R. Khatian no. 432, now L.R. Khatian no. 6585 & 6586, R.S. Dag no. 529, L.R. Dag no. 685, within the limits of Budge Budge Municipality, being Premises no. 82, Halderpara Road , under ward no. 13 , P.S.- Budge Budge , District -South 24 Parganas.	ON THE WEST : By Land and House of Monotosh Bag ;
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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.

One Ashutosh Lattu was absolutely seized and possessed piece and parcel of Bastu land measuring an area of 12 decimals more or less equivalent of 7.27 Cottahs more or less lying and situated at Mouza-Garbhuktanandanpur, J.L. no. 8, R.S. no. 33, Touzi no. 353, R.S. Khatian no, 325, R.S. Dag no. 529, P.S.- Budge Budge, District- South 24 Parganas, within the limits of 82 and 82/1, Halderpara Road, ward no. 13.

Said Ashutosh Lattu during his lifetime and enjoying the said property transferred by way of absolute Gift, in favour of his only son Kamalakshya Lattu, by virtue of a registered Deed of Gift, which was duly registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. 1, volume no. 18, pages from 296 to 298, being no. 2192 for the year 1962.

Said Kamalakshya Lattu became the absolute owner of the bastu land measuring 12 decimals more or less lying and situated at Mouza-Garbhuktanandanpur, J.L. no. 8, R.S. no. 33, Touzi no. 353, R.S. Khatian no, 325, R.S. Dag no. 529, P.S.- Budge Budge, District- South 24 Parganas, within the limits of 82 and 82/1, Halderpara Road, ward no. 13 and he



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recorded his name in the B.L. & L.R.O., L.R. Khatian no. 432, L.R. Dag no. 685 and paying khajna/ rent regularly.

Said Kamalakshya Lattu during enjoyment of the said land together with pucca structure standing thereon absolutely and sixteen annas owner, died intestate on 01.11.2015 leaving behind him surviving, his wife Smt. Nomita Lattu, two sons namely Sri Arunakshya Lattu and Sri Amitakshya Lattu and one married daughter Smt. Tandra Das as his joint legal heirs and successors.

Said Nomita Lattu during enjoyment of her $\frac{1}{4}$ th undivided Share out of total land 12 decimals land with structured, died intestate on 02.12.2018 leaving behind her surviving two sons namely Sri Arunakshya Lattu and Sri Amitakshya Lattu and one married daughter Smt. Tandra Das as his joint legal heirs and successors.

Said Sri Arunakshya Lattu, Sri Amitakshya Lattu and Smt. Tandra Das became the absolute joint owners of the said property and thereafter said Smt. Tandra Das transferred by way of Gift her $\frac{1}{3}$ rd undivided share out of total land 12 decimals together with structured standing thereon in favour of her brothers Sri Arunakshya Lattu, Sri Amitakshya Lattu by virtue of a registered Deed of Gift, which was duly registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. I, volume no. 1610-2020, pages from 53654 to 53679, being no. 161002272 for the year 2020.

Said Sri Arunakshya Lattu, Sri Amitakshya Lattu became the absolute joint owners of the said property and recorded their name in the B.L. & L.R.O., being L.R. Khatian no. 6585 & 6586 and they also mutated their name in the Budge Budge Municipality, being known and number as Municipal Premises no. 82 & 82/1, Halderpara Road, under ward no. 13, P.S. -Budge Budge.

Said Owners jointly applied for amalgamation of both the premises into one single premises to the Budge Budge Municipality, and Municipality grant the said application and the amalgamated Premises has been numbered as Municipal Premises no. 82, Halderpara Road, under ward no. 13.

Said Sri Arunakshya Lattu, Sri Amitakshya Lattu became the absolute joint owners of the Bastu land measuring 12 decimals more or less together structured standing thereon situated at Mouza- Garbhuktanandanpur, J.L. no. 8, R.S. no. 33, Touzi no. 353, R.S. Khatian no, 325, R.S. Dag no.


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529, L.R. Khatian no. 432, L.R. Dag no. 685, now L.R. Khatian no. 6585 & 6586, within the limits of Budge Budge Municipality, being Premises no. 82, Halderpara Road, ward no. 13, P.S.- Budge Budge, District- South 24 Parganas.

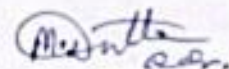
Said owners decided to develop the said property and they entered into a joint venture Development Agreement with the developer namely Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw on 20.04.2021, which was duly registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. I, volume no. Book no. I, volume no. 1610-2021, pages from 35160 to 35228, being no. 161001366 for the year 2021.

Said owners also executed a General Power of Attorney in favour of Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw, which was duly registered in the Office of the A.D.S.R. Budge Budge and recorded in Book no. I, volume no. 1610-2021, pages from 39231 to 39262, being no. 161001377 for the year 2021.

Said owners obtain a Sanction building plan from the Budge Budge Municipality, being plan no. 14/BP/PWD/2021-2022 dated 08.10.2021 for construction of G+IV storied residential building.

In terms of the said Agreement and General Power of Attorney the Developer have right/authority to enter into any agreement for sale of the flats/car parking, shops, commercial spaces with the intending Purchaser or Purchasers from its allocation and receive advance/earnest money therefrom.

Subsequently the said Developer decided to Sale one self contained residential flat being no. **1A**, on the **1st Floor, South-Western** side of **G+IV** storied building Known as "**SAMARTH EDIFICE**" having super built up area of **818 Sq.ft.** more or less consisting of 2 Bed rooms, 1 Kitchen -Cum-Living-cum-Dining space, 1 Toilet, 1 W.C., 1 Verandah together with undivided impartible proportionate share or interest in the Bastu land measuring an area of 12 decimals more or less equivalent to 7.27 Cottahs more or less lying and situated at Mouza- Garbhuktanandanpur, J.L. No. 8, R.S. no. 33, Touzi no. 353, R.S. Khatian no. 325, L.R. Khatian no. 432, now L.R. Khatian no. 6585 & 6586, R.S. Dag no. 529, L.R. Dag no. 685, within the limits of Budge Budge Municipality, being Premises no. **82, Halderpara Road**, under ward no. **13, P.S.- Budge Budge**, District -South 24 Parganas and the purchasers have agreed to purchaser the said flat and



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entered into an Agreement for Sale on 19.09.2022 with the intending purchaser Mr. Chhandak Lattu and Mrs. Piyali Lattu.

D. Encumbrance certificate for a period of 13/30 years for all the items of properties subject to 'C' above.

I have caused necessary searches through searcher in the office of the Registrar of Assurances Kolkata, District Registrar Alipore and Addl. District Sub-Registrar Budge Budge for the period from 2008 to 21st September, 2022. During the course of searches the registered searcher did not find any registered encumbrances affecting the property under investigation to the extent the index book made available for searches in the aforesaid registered office.

The present owners are holding a valid and marketable title to the aforesaid property under investigation. The said property is free from registered encumbrances during this period.

E. Evidence of possession- findings on documents and revenue records.

Documents as follows :-

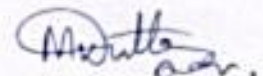
1. L.R. Parcha in the name of Present owners.
2. Mutation Certificate in the name of present owners.
3. Tax payment receipt for 4th quarter 2021 - 2022.

Above said documents find that the present owners are possessed the above said property.

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.

For creation of mortgage the mortgagor should deposit with the Bank the following documents :

- i) **Original** Agreement for Sale, dated 19.09.2022, made between Sri Arunakshya Lattu & Sri Amitakshya Lattu, represented by its Attorney Mr. Abhisek Shaw, one of the director of Brijeshyam Infratech Pvt. Ltd. as Owners, Mrs. Tushi Paramanick as Purchaser and Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw as Developer.



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- ii) **Original** Deed of Conveyance to be executed by and between Sri Arunakshya Lattu & Sri Amitakshya Lattu, represented by its Attorney Mr. Abhisek Shaw, one of the director of Brijeshyam Infratech Pvt. Ltd. as Owners, Mrs. Tushi Paramanick as Purchaser and Brijshyam Infratech Private Limited, represented by its Directors Mr. Abhisek Shaw as Developer to be registered before the registering authority.
- iii) **Original** Possession letter issued by the Developer in favour of intending purchasers Mrs. Tushi Paramanick after registration of Sale Deed.
- iv) **Copy** of Sanction Building Plan, issued by the Budge Budge Municipality, being plan no. 14/BP/PWD/2021-2022 dated 08.10.2021 for construction of G+IV storied residential building.

G. Certificate of title should clearly disclose :

- 1) **Whether the party has an absolute, clear and marketable title over the properties proposed to be mortgaged.**

The present owners are holding an absolute, clear and marketable title to the aforesaid property and executed an Agreement for Sale with the intending mortgagor on 19.09.2022. The said Owners/Developer can convey and or transfer a valid title in favour of the Intending Purchasers / Mortgagors to the extent the index books made available for searches in the aforesaid registry offices. The said Mrs. Tushi Paramanick can mortgage the property in favour of Bank for obtaining the loan after execution and registration of title deed in favour of her.

- 2) **Whether the party can executed valid simple/ equitable mortgage in favour of the Bank.**

The mortgagor can executed valid equitable mortgage in favour of the Bank after execution and registration of title deed in favour of them.

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

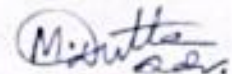

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I also verified the all documents and title deeds of the above mentioned property and explain the tracing of party's title in APPENDIX-III point no. C there is any minor/ minor's interest are not effected to the property.

CERTIFICATE TO BE ISSUED BY THE ADVOCATE WHO SCRUTINISED 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 21.09.2022 and verified the records/ details of the property belonging to Sri. /Smt. /M/s. Arunakshya Lattu & Amitakshya Lattu. (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 2008 to 21.09.2022 pertaining to the immovable property/is 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 or 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).: N.A.
- 8) Provisions of Urban Land Ceiling Act are not applicable/permission obtained. : N.A.
- 9) Holding/ acquisition is in accordance with the provisions of the Land Reforms Act. : N.A.



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Advocate
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10)The mortgage if created will be available to the Bank for the liability of the intending borrower Mrs. Tushi Paramanick.

I certify that Sri./Smt./ M/s. Arunakshya Lattu & Amitakshya Lattu have a valid and marketable title in the property/ies shown above.

Place : Kolkata

Date : 27.09.2022



MITALI DUTTA
Advocate
WB-373/2002
Alipore Judges' Court
Kolkata-700027

Signature of the Advocate

*Strike out if not applicable

APPENDIX-VI

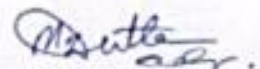
INSPECTION/ VERIFICATION OF RECORDS OF LANDED PROPERTY AT
REGISTRAR/ SUB- REGISTRAR'S OFFICE, ALIPORE/BUDGE BUDGE/ARA
KOLKATA

The Senor Manager
Canara Bank
Retail Asset Hub, III,
4th Floor, 651, Anandapur,
Kolkata- 700 107,

Dear Sir,

Sub : Verification of records of landed property at Registrar/ Sub-
registrar's Office Alipore/Budge Budge and ARA Kolkata

This is to confirm that I have visited the Registrar/ Sub- registrar's and Addl. Registrar of Assurance Kolkata Office at Alipore, Budge Budge and ARA Kolkata on 21.09.2022 and verified the details of the property standing in the name of Sri Arunakshya Lattu &



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Sri Amitakshya Lattu, residing at 82, Halderpara Road, P.O. & P.S.- Budge Budge, Kolkata- 700 137, District - South 24 Pargaas.

The property details are as :

ALL THAT one self contained residential flat being no. **1A**, on the **1st Floor, South-Western** side of **G+IV** storied building Known as "**SAMARTH EDIFICE**" having super built up area of **818 Sq.ft.** more or less consisting of 2 Bed rooms, 1 Kitchen -Cum-Living-cum-Dining space, 1 Toilet, 1 W.C., 1 Verandah, together with undivided impartible proportionate share or interest in the Bastu land measuring an area of 12 decimals more or less equivalent to 7.27 Cottahs more or less lying and situated at Mouza- Garbhuktanandanpur, J.L. No. 8, R.S. no. 33, Touzi no. 353, R.S. Khatian no. 325, L.R. Khatian no. 432, now L.R. Khatian no. 6585 & 6586, R.S. Dag no. 529, L.R. Dag no. 685, within the limits of Budge Budge Municipality, being Premises no. **82, Halderpara Road**, under ward no. **13, P.S.- Budge Budge**, District -South 24 Parganas.

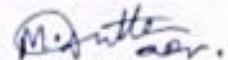
Under : Survey No. : Nil.

Khata No. : L.R. Khatian no. 6585 & 6586,

Boundaries : East : Land and House of Dilip Kuti and St. Thomas' Memorial School ;
 West : By Land and House of Monotosh Bag ;
 South : By 33.5 Ft. Mahatma Gandhi (M.G.) Road ;
 North : By Land and House of Mohan Dutta ;

Further, I certify as under :

1. That I have verified the certified copy of material title deed, i.e., deed No. 2192 for the 1962 dated 21.05.1962, and deed No. 2272 for the 2020 dated 23.11.2020 etc. from the Office of Additional District Sub-Registrar-Budge Budge, South 24 Parganas and confirm that the original title deed is genuine.



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2. That there are no prior charges over the said property and Sri Arunakshya Lattu & Sri Amitakshya Lattu are the absolute owners of the said property as per the records available and verified by Searcher 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 : Not applicable.

Date of Document	Description of the	In whose favour	Amount mentioned in the

Search receipt being no. REGN BB 508941 & REGN BB 385905, information slip of records of court are enclosed herewith.

Place : Kolkata

Date : 27.09.2022


 MITALI DUTTA
 Advocate
 WE-373/2002
 Alipore Judges' Court
 Kolkata-700027

(MITALI DUTTA)

Signature of the Advocate

HIGH COURT FORM NO. (M) 55 CIVIL / (H) 30 (Criminal) APPLICATION FOR INFORMATION



or Searching Fee
and so as to leave half
over the pricked line

444
409.22

Serial No. & Date	Name & residence of the applicant	Name of information required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks
1	2 Nikati Sutta Apar, Alipore Judges' Court Road 18, Judges' Court Road Kolkata - 700 017	3 On the court of the H. Ct. civil Judge (Sr. Div.) at Alipore whether any title suit has filed against Sri Anurakshya Laha, do late Komalokshya Laha, of 82, Haldarpara Road, P.O. P.S. - Budge Budge, Kolkata - 700 137 in respect of land measuring 12.42 aers more or less together with attached buildings standing thereon at Nonxoa - Garbhakulmandap, L.R. Khatian No. 6585 & 6586, L.R. Dagr No. 685, within the limits of Budge Budge Municipality, being No. 82, Haldarpara Road, ward No. 13, P.S. - Budge Budge, Dist: South 24 PWS from the year 2011 to 2022.	4	5	T.S. has been filed in this court during the year 2011 to 24/9/22 as it appears from the film register

36/55



BY ORDER
 Eshwaridas,
 Assistant District Judge,
 6th Court, Alipore - 74 PWS (S)

HIGH COURT FORM NO. (M) 55 CIVIL / (H) 30 (Criminal) APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the applicant	Name of information required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks	
1 19/9	Mitali Butte Advocate Alipore Judge's Court, 18, Judges' Bent Road, Kolkata 700027	On the court of the Id. 6th Civil-Judge (Trio, Div) at Alipore Khatun and Title Suit has filed against Sri Anurajshya Khatun, 5/0 Ht. Kamalakeshaya Katter, of 82, Faldapara Road, P.O. P.S. - Budge Budge, Kolkata - 700139. In respect of land measuring 12 decimals more or less together with building standing thereon, at Mouza - Gantabur Khatunlapury L.R. Plot No. 658 A 658C & L.R. Daj No. 685, within the limits of Budge Budge Municipality being No. 82, Faldapara Road, even a No. 13, P.O. - Budge Budge, Dist - South 24 P.S. from the year 2011 to 2021 if filed what is the present status.		20.09.22	20.09.22 As per CIS	NO SUCH / T SUIT / M-CHIT TEXTS been filed during the year from 2011 to 21.09.22

Civil Judge (JP. Dwn.)
FILED Searching Fee
 27 SEP 2022
 RUPEES
 Kolkata, South 24 Parganas


 In the presence of
 Mr. Justice
 Mr. Clerk


 20.09.22

No. REGN BB 508941

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 28941
- 2. Date of application 21/9/22
- 3. Search for the year (s) 2008-2022
- 4. Name of office to which the record to be searched or inspected relates D. S. Budge Budge
- 5. Name of person or property to be searched Mr. Barbhuiya Nandoraj
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Pg - 685
Kh - 6585
- 8. From whom received Mr. J. C. Datta
- 9. Fees paid under Article 32/1 Rs. 100
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

No. REGN BB 385905

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 95405

Date of application 21/0/22

Search for the year (s) 2008-22

Name of office to which the record to be searched or inspected relates RDK/

Name of person or property to be searched M

Nature of document sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M. Garbhukta Nandanpur

..... Dagr. 885, kh-6585

From whom received M-Dutta

Fees paid under Article —

1) (i)

16/

2) (ii)

2)

g

..... Registrar of