

TITLE REPORT

1. Name of the Branch to whom the title report is given :

The Branch Manager,
Union Bank of India,
Sevoke Road Branch-III,
Sevoke Road, Siliguri.

SFP
Union Bank
of India

2. Name of the Account and details of the Borrower :

SHUBHDEEP FINVEST PRIVATE LIMITED, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla.

3. As follows:

3.1. Full description of the property:

SCHEDULE OF THE PROPERTY

All that piece and parcel of land measuring about 0.79 Acres or 47.68 Kathas (16.295 Katha + 16.295 Katha + 15.09 Katha), appertaining to and forming part of L.R. Plot No. 07 corresponding to R.S. Plot No. 258, recorded in L.R. Khatian No. 02 corresponding to R.S. Khatian No. 540, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal.

Land measuring 16.295 Katha is butted and bounded as follows (as per Deed No. 2621 of 1998):-

North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
West : By Land of Shubhdeep Finvest Private Limited.

Land measuring 16.295 Katha is butted and bounded as follows (as per Deed No. 2623 of 1998):-

North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of Shubhdeep Finvest Private Limited;
West : By Land of Shubhdeep Finvest Private Limited.



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Land measuring 15.09 Katha is butted and bounded as follows (as per Deed No. 2622 of 1998):-

- North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By 24 Feet Wide Road and Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
West : By Land in possession of Narayan Prasad Tambakuwala.

Total Land measuring 47.68 Katha is butted and bounded as follows :-

- North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By 24 Feet Wide Road and Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
West : By Land in possession of Narayan Prasad Tambakuwala.

3.2. Nature of Immovable Property:

As per Khatian/ROR being No. 02, the Classification of the land measuring about 0.79 Acres or 47.68 Kathas, appertaining to and forming part of L.R. Plot No. 07, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal, is "Bastu" i.e. Non-Agricultural.

3.3. The Particulars in respect of the Immovable Property:

- I. Land : 0.79 Acres or 47.68 Kathas;
II. Khatian : L.R. Khatian No. 02;
III. Plot : L.R. Plot No. 07 corresponding to R.S. Plot No. 258;
IV. Mouza : Dabgram;
V. Sheet No. : 20 (LR);
VI. Block : Rajganj;
VII. Pargana : Baikunthapur;
VIII. J.L. No. : 02;
IX. ADSR : Additional District Sub-Registrar, Bhaktinagar;
X. P.S. : Bhaktinagar;
XI. District : Jalpaiguri.

3.4. Number/Identification details as per building map/plan:

Not Found.

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3.5. Extent of Property:

All that piece and parcel of land measuring about 0.79 Acres or 47.68 Kathas (16.295 Katha + 16.295 Katha + 15.09 Katha), appertaining to and forming part of L.R. Plot No. 07 corresponding to R.S. Plot No. 258, recorded in L.R. Khatian No. 02 corresponding to R.S. Khatian No. 540, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal.

Land measuring 16.295 Katha is butted and bounded as follows (as per Deed No. 2621 of 1998):-

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South : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
West : By Land of Shubhdeep Finvest Private Limited.

Land measuring 16.295 Katha is butted and bounded as follows (as per Deed No. 2623 of 1998):-

North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of Shubhdeep Finvest Private Limited;
West : By Land of Shubhdeep Finvest Private Limited.

Land measuring 15.09 Katha is butted and bounded as follows (as per Deed No. 2622 of 1998):-

North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By 24 Feet Wide Road and Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
West : By Land in possession of Narayan Prasad Tambakuwala.

Total Land measuring 47.68 Katha is butted and bounded as follows :-

North : By Land of Paresh Chandra Talukdar (Talukdar Saw Mill);
South : By 24 Feet Wide Road and Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
East : By Land of M/s Siliguri Tea Warehousing Pvt. Ltd.;
West : By Land in possession of Narayan Prasad Tambakuwala.

3.6. Name/s of the owner/s:

Whereas the said property is in the name of SHUBHDEEP FINVEST PRIVATE LIMITED, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla.

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3.7. Nature of Ownership:

SHUBHDEEP FINVEST PRIVATE LIMITED, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla, became the owner of land measuring about **0.79 Acres or 47.68 Kathas**, appertaining to and forming part of L.R. Plot No. 07 corresponding to R.S. Plot No. 258, recorded in L.R. Khatian No. 02 corresponding to R.S. Khatian No. 540, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal, by virtue of three separate registered Deeds, which are, **1) Deed of Sale being No. 2621 for the year 1998**, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998; **2) Deed of Sale being No. 2622 for the year 1998**, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998; and **3) Deed of Sale being No. 2623 for the year 1998**, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998 and since then **SHUBHDEEP FINVEST PRIVATE LIMITED**, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director, is in khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

4. Tracing of property:

That during scrutiny of the documents produced before me and during my search at the office of the Addl. District Sub-Registrar, Jalpaiguri for the period ranging from 1990 - 2021 up to the date of this report and office of the B.L. & L.R.O., from the available documents and records at the time of search prima facie, it transpired to me as follows:

That one Rama Sundari Devi, Wife of Late Nagendra Goenka, resident of Goenka Lodge, Darjeeling was the recorded owner of all that piece and parcel of land measuring about **5.12 Acres**, appertaining to and forming part of survey Plot Nos. 254, 255 & 258, recorded in Khatian No. 540 & 582, within Mouza - Dabgram, Sheet No. 08, J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar (previously Rajganj), District - Jalpaiguri, West Bengal, having permanent, heritable and transferable right, title and interest therein.

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Whereas being owner in such possession Rama Sundari Devi, Wife of Late Nagendra Goenka, resident of Goenka Lodge, Darjeeling, sold and transferred land measuring about 5.12 Acres by virtue of registered Deed of Sale dated 21/11/1962, registered at the office of the District Sub-Registrar, Jalpaiguri, to and in favour of M/s Sheoparshad Darshan Lal, a registered Partnership Firm registered under the Indian Partnership Act and having its head office at Dehra Dun, District - Dehra Dun, Uttarakhand formerly known as Uttaranchal, consisting of the following partners, namely, 1) Darshan Lal; 2) Anand Prakash; 3) Jaiprakash; 4) Surendra Kumar; 5) Jagadish Prasad; 6) Ramesh Chand and 7) Mahendra Kumar, represented by one of its partner Sri Darshan Lal, on 21/11/1962.

Whereas since then M/s Sheoparshad Darshan Lal, a registered Partnership Firm registered under the Indian Partnership Act and having its head office at Dehra Dun, District - Dehra Dun, Uttarakhand formerly known as Uttaranchal, was enjoying, possessing land measuring about 5.12 Acres having permanent, heritable and transferable right, title and interest therein and being owner in such possession one of the Partner of M/s Sheoparshad Darshan Lal, namely, Darshan Lal died and the said Partnership Firm was reconstituted and named as M/s Darshan Lal Anand Prakash, and thereafter it constructed Ice Factory and Cold Storage and other structures in and over the said plot of land.

Whereas being owner in such possession abovenamed M/s Darshan Lal Anand Prakash, represented by its partner, namely, Anand Prakash & Others, sold and transferred land measuring about 5.12 Acres, along with Ice Factory and Cold Storage and other structures, appertaining to and forming part of Plot Nos. 254, 255 & 258, within Mouza - Dabgram, Sheet No. 08, J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal, by virtue of registered Deed of Sale being No. 2421 for the year 1970, recorded in Book No. I, Volume No. 105, pages from 35 to 69, registered at the office of the Registrar of Assurance, to and in favour of M/s Dooteriah and Kalejvaly Tea Estate Private Limited, a company incorporated under the Companies Act, having its registered office at 19, Tilak Road, Dehra Dun, Uttarakhand formerly known as Uttaranchal and its principal place of business at 11, R.N. Mukherjee Raod, Calcutta (now Kolkata), West Bengal, on 02/06/1970.

Whereas since the date of such transfer M/s Dooteriah and Kalejvaly Tea Estate Private Limited, a company incorporated under the Companies Act, having its registered office at 19, Tilak Road, Dehra Dun, Uttarakhand formerly known as Uttaranchal and its principal place of business at 11, R.N. Mukherjee Raod, Calcutta (now Kolkata), West Bengal, were enjoying, possessing land measuring about

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5.12 Acres, along with Ice Factory and Cold Storage and other structures, appertaining to and forming part of Plot Nos. 254, 255 & 258, within Mouza - Dabgram, Sheet No. 08, J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar (previously Rajganj), District - Jalpaiguri, West Bengal, having permanent, heritable and transferable right, title and interest therein.

Whereas being owner in such possession M/s Dooteriah and Kalejvaly Tea Estate Private Limited, a company incorporated under the Companies Act, along with M/s Siliguri Tea Warehousing Private Limited, a Private Limited Company, having its registered office at 1, Rowdown Street, Calcutta-17, made and application for Amalgamation under the provisions of Section 391 and 394 of the Companies Act, 1956 bearing Company Petition No. 134 of 1986 and Company Application No. 40 of 1986 before the Hon'ble High Court, Calcutta and the said Scheme of Amalgamation of both the Companies was sanctioned vides Order dated 07/05/1986 and as such by virtue of the aforesaid Order dated 07/05/1986 passed by Hon'ble High Court, Calcutta, the warehousing business of M/s Dooteriah and Kalejvaly Tea Estate Private Limited, with all its properties, rights and interests of the said Company relating to the said warehousing business, in pursuant to Section 394 (2) of the Companies Act, 1956 stood transferred and vested in favour of M/s Siliguri Tea Warehousing Private Limited absolutely and forever with effect from 01/04/1986.

Whereas under the above mentioned circumstances M/s Siliguri Tea Warehousing Private Limited, a Private Limited Company, having its registered office at 1, Rowdown Street, Calcutta-17, became the absolute owner-in-possession of the scheduled land and being owner in such possession they duly mutated their name in the records of rights vides Mutation Case No. IX-II/165BLLRO(R) of 1995-96 dated 27/08/1996 in the office of the BLLRO, Rajganj and on inquiry and actual measurement of the property found by the BL&LRO, Rajganj is land measuring about 4.90 Acres instead of 5.12 Acres and thereafter the concerned office issued the Mutation Certificate bearing Memo No. 282/BLLRO(R)/9 dated 27/08/1996 in favour of M/s Siliguri Tea Warehousing Private Limited in respect of land measuring about 4.90 Acres.

Whereas thereafter being owner in such possession M/s Siliguri Tea Warehousing Private Limited, a Private Limited Company, having its registered office at 1, Rowdown Street, Calcutta-17, had shut down the business of warehousing by virtue of a resolution passed on 10/02/1997 and thereafter M/s Siliguri Tea Warehousing Private Limited, a private limited company, represented by its Director Sri Jai Kishan

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Agarwal, Son of Late Kedarnath, resident of Rally Road, Kalimpong, District - Darjeeling, West Bengal, and then sold and transferred land measuring about 16.295 Kathas out of total land measuring 4.90 Acres, appertaining to and forming part of Plot Nos. 258, recorded in Khatian No. 540, within Mouza - Dabgram, Sheet No. 08, J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar (previously Rajganj), District - Jalpaiguri, West Bengal, by virtue of registered **Deed of Sale being No. 2621 for the year 1998**, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, to and in favour of **SHUBHDEEP FINVEST PRIVATE LIMITED**, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla on 30/10/1998.

Whereas M/s Siliguri Tea Warehousing Private Limited, a private limited company, represented by its Director Sri Jai Kishan Agarwal, Son of Late Kedarnath, resident of Rally Road, Kalimpong, District - Darjeeling, West Bengal, also sold and transferred land measuring about 15.09 Kathas out of their remaining land from 4.90 Acres, appertaining to and forming part of Plot Nos. 258, recorded in Khatian No. 540, within Mouza - Dabgram, Sheet No. 08, J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar (previously Rajganj), District - Jalpaiguri, West Bengal, by virtue of registered **Deed of Sale being No. 2622 for the year 1998**, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, to and in favour of **SHUBHDEEP FINVEST PRIVATE LIMITED**, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla, on 30/10/1998.

Whereas M/s Siliguri Tea Warehousing Private Limited, a private limited company, represented by its Director Sri Jai Kishan Agarwal, Son of Late Kedarnath, resident of Rally Road, Kalimpong, District - Darjeeling, West Bengal, again sold and transferred land measuring about 16.295 Kathas, appertaining to and forming part of Plot Nos. 258, recorded in Khatian No. 540, within Mouza - Dabgram, Sheet No. 08, J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar (previously Rajganj), District - Jalpaiguri, West Bengal, by virtue of registered **Deed of Sale being No. 2623 for the year 1998**, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, to and in favour of **SHUBHDEEP FINVEST PRIVATE LIMITED**, a private limited company having its

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registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla, on 30/10/1998.

Whereas M/s Siliguri Tea Warehousing Private Limited, a private limited company, represented by its Director Sri Jai Kishan Agarwal, Son of Late Kedarnath, resident of Rally Road, Kalimpong, District - Darjeeling, West Bengal, also executed three registered Deed of Declaration which are, 1) Deed of Declaration being No. 4686 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005; 2) Deed of Declaration being No. 4687 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005 and 3) Deed of Declaration being No. 4688 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005, and rectified the Khatian No. 540 which was inadvertently/mistakenly typed in place of actual Khatian No. 582 in the previous registered Deed of Sale being No. 2621 for the year 1998, Deed of Sale being No. 2622 for the year 1998 and Deed of Sale being No. 2623 for the year 1998.

Whereas by virtue of the abovesaid three separate registered Deed of Sales Shubhdeep Finvest Private Limited, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla became the owner of land measuring about 0.79 Acres or 47.68 Kathas (16.295 Katha + 15.09 Katha + 16.295 Katha), appertaining to and forming part of R.S. Plot No. 258, recorded in R.S. Khatian No. 582, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal having permanent, heritable and transferable right, title and interest therein.

Whereas Shubhdeep Finvest Private Limited, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director Sri Tara Chand Agarwalla, Son of Late Pokarmal Agarwalla, duly mutated its name in the records of rights and new Khatian has been issued in its name vides L.R. Khatian No. 02 in respect of land measuring about 0.79 Acres or 47.68 Kathas, appertaining to and forming part of L.R. Plot No. 07 corresponding to R.S. Plot No. 258, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal.



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5. Title deeds/Documents details under which ownership is acquired:

SHUBHDEEP FINVEST PRIVATE LIMITED, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director, became the owner of land measuring about **0.79 Acres** or 47.68 Kathas, appertaining to and forming part of **L.R. Plot No. 07** corresponding to R.S. Plot No. 258, recorded in L.R. Khatian No. 02 corresponding to R.S. Khatian No. 540, within Mouza - Dabgram, Sheet No. 20 (LR) 08 (RS), J.L. No. 02, Pargana - Patharghata, Police Station - Bhaktinagar, District - Jalpaiguri, West Bengal, by virtue of three separate registered Deeds, which are, 1) Deed of Sale being No. 2621 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998; 2) Deed of Sale being No. 2622 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998; and 3) Deed of Sale being No. 2623 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.

6. List of encumbrances:

The scheduled property is mortgaged with IDBI Bank Limited, Siliguri Branch, hence, Original "No Due Certificate" issued by concerned Bank/Financial institutions required for creating Equitable Mortgage.

7. View of encumbrance:

The scheduled property mortgaged with IDBI Bank Limited, Siliguri Branch, hence, Original "No Due Certificate" issued by concerned Bank/Financial institutions required for creating Equitable Mortgage.

8. Views on regulatory hurdles:

The above mentioned land/commercial unit is not subject to any regulatory issue.

9. List of documents/deeds provided to the Advocate and perused by me:

1. Certified Copy of the registered Deed of Sale being No. 2621 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.



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2. Certified Copy of the registered Deed of Sale being No. 2622 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
3. Certified Copy of the registered Deed of Sale being No. 2623 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
4. Certified Copy of the registered Deed of Declaration being No. 4686 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
5. Certified Copy of the registered Deed of Declaration being No. 4687 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
6. Certified Copy of the registered Deed of Declaration being No. 4688 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
7. Certified Copy of the Deed of Sale being No. 2421 for the year 1970, recorded in Book No. I, Volume No. 105, pages from 35 to 69, registered at the office of the Registrar of Assurance, dated 02/06/1970.
8. Copy of the Deed of Sale date 21/11/1962 registered at the office of the District Sub-Registrar, Jalpaiguri.
9. Copy of Mutation Certificate bearing Memo No. 282/BLLRO(R)/9 dated 27/08/1996 in favour of M/s Siliguri Tea Warehousing Private Limited.
10. Copy of Khatian being No. 02 of Shubhdeep Finvest Private Limited.
11. Online Khatian information of L.R. Khatian being No. 02 of Shubhdeep Finvest Private Limited.
12. Online Plot Information of L.R. Plot No. 07.
13. Online R.S.-L.R. Plot information of Plot No. 07.
14. Certified Copy of the Minutes of Meeting of the Board of Directors of Shubhdeep Finvest Private Limited dated 31/12/2020.
15. Copy of Holding Tax Receipt of Holding No. 478/1963/1 of Ward No. 41 of Siliguri Municipal Corporation.
16. Copy of Letter related to Home/Mortgage Loan details and list of documents received by IDBI Bank, Siliguri Branch dated 27/02/2015.

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17. Online Company Master Data dated 12/02/2021.
 18. Copy of Khajna Receipt.
 19. Original Information Slip (Court Searching) obtained from Ld. Civil Judge (Junior Division) at Jalpaiguri from 2009 to 2021 (Up-to-date).
 20. Original Information Slip (Court Searching) obtained from Ld. Civil Judge (Senior Division) at Jalpaiguri from 2009 to 2021 (Up-to-date).
 21. Original Search/Inspection Receipt of Additional District Sub-Registrar, Bhaktinagar.
 22. Original Search/Inspection Receipt of Additional District Sub-Registrar, Rajganj.
 23. Original Search/Inspection Receipt of Additional District Sub-Registrar, Jalpaiguri.
 24. Original Search/Inspection Receipt of District Sub-Registrar, Jalpaiguri.
 25. Online Search Receipt of DSR Jalpaiguri from 2008 to 2021.
- 10. List of documents found out, which examining the deeds as above and in the search in the offices of Registrar/revenue authorities affecting then property and examined:**
- Search receipts issued from the office of the Additional District Sub-Registrar, Bhaktinagar, Additional District Sub-Registrar, Rajganj, Additional District Sub-Registrar, Jalpaiguri & District Sub-Registrar, Jalpaiguri (Copy enclosed herewith).
- 11. List of further documents called for examined and perused:**
- Not Applicable.
- 12. Whether the documents examined are duly stamped as per the Stamp Act:**
- Yes, the Deed of Sale being No. 2621 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998; Deed of Sale being No. 2622 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998 & Deed of Sale being No. 2623 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998, are properly stamped.
- 13. Whether the Registration endorsement are in order:**
- Yes, the registration endorsement is done in order.

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14. Lis Pendency:

It is revealed from the information collected from Ld. Civil Judge (Junior Division) at Jalpaiguri and Ld. Civil Judge (Senior Division) at Jalpaiguri (Copy enclosed herewith) that there is no case/s pertaining to the above name parties and in respect of the said Property, from 2009 to 2021.

15. Certification of Examination:

This is to certify that I have examined each and every page of the documents produced before me for giving the title clearance and do not find that transactions under the documents sham and fictitious.

It is also certified that the Registration Authorities have not endorsed any technical objection while accepting document for registration.

I certify that I have personally visited the office of the Additional District Sub-Registrar, Bhaktinagar, Additional District Sub-Registrar, Rajganj, Additional District Sub-Registrar, Jalpaiguri & District Sub-Registrar, Jalpaiguri and the office of the B.L.&L.R.O. and verified the Photocopy of the Deed of Sale being No. 2621 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998; Deed of Sale being No. 2622 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998 & Deed of Sale being No. 2623 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998, to certify copy and documents pertaining to the records available. On the basis of the said verification it is certify that the documents are **ORIGINAL and GENUINE**, can be relied upon and enforceable Equitable Mortgage can be created in favor of the Bank.

16. Certification of Title:

This is to certify that the title to the property of **Shubhdeep Finvest Private Limited**, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director, is free from all encumbrances and he has clear, absolute and transferable right and title in the property.

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17. List of documents to be deposited for creating the mortgage by deposit of Title Deed:

1. Original registered Deed of Sale being No. 2621 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
2. Certified Copy of the registered Deed of Sale being No. 2621 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 89 to 96, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
3. Original registered Deed of Sale being No. 2622 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
4. Certified Copy of the registered Deed of Sale being No. 2622 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 97 to 104, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
5. Original registered Deed of Sale being No. 2623 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
6. Certified Copy of the registered Deed of Sale being No. 2623 for the year 1998, recorded in Book No. I, Volume No. 30, pages from 105 to 112, registered at the office of the then Sub-Registrar, Rajganj, on 30/10/1998.
7. Original Deed of Declaration being No. 4686 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
8. Certified Copy of the registered Deed of Declaration being No. 4686 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
9. Original Deed of Declaration being No. 4687 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
10. Certified Copy of the registered Deed of Declaration being No. 4687 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
11. Original Deed of Declaration being No. 4688 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.

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12. Certified Copy of the registered Deed of Declaration being No. 4687 for the year 2005, recorded in Book No. I, registered at the office of the then District Registrar, Jalpaiguri, dated 30/11/2005.
13. Certified Copy of the registered Deed of Sale being No. 2421 for the year 1970, recorded in Book No. I, Volume No. 105, pages from 35 to 69, registered at the office of the Registrar of Assurance, dated 02/06/1970.
14. Copy of the Deed of Sale date 21/11/1962 registered at the office of the District Sub-Registrar, Jalpaiguri.
15. Copy of Mutation Certificate bearing Memo No. 282/BLLRO(R)/9 dated 27/08/1996 in favour of M/s Siliguri Tea Warehousing Private Limited.
16. Original Khatian being No. 02 of Shubhdeep Finvest Private Limited.
17. Online Khatian information of L.R. Khatian being No. 02 of Shubhdeep Finvest Private Limited.
18. Online Plot Information of L.R. Plot No. 07.
19. Online R.S.-L.R. Plot information of Plot No. 07.
20. Certified Copy of the Minutes of Meeting of the Board of Directors of Shubhdeep Finvest Private Limited dated 31/12/2020.
21. Original Up-to-date Holding Tax Receipt of Holding No. 478/1963/1 of Ward No. 41 of Siliguri Municipal Corporation.
22. Copy of Letter related to Home/Mortgage Loan details and list of documents received by IDBI Bank, Siliguri Branch dated 27/02/2015.
23. Online Company Master Data dated 12/02/2021.
24. Copy of Memorandum and Article of Association along with Certificate of Incorporation of Shubhdeep Finvest Private Limited.
25. Original No-Objection Letter from IDBI Bank, Siliguri Branch.
26. Original Up-to-date Khajna (Land revenue) Receipt.
27. Original Information Slip (Court Searching) obtained from Ld. Civil Judge (Junior Division) at Jalpaiguri from 2009 to 2021 (Up-to-date).
28. Original Information Slip (Court Searching) obtained from Ld. Civil Judge (Senior Division) at Jalpaiguri from 2009 to 2021 (Up-to-date).
29. Original Search/Inspection Receipt of Additional District Sub-Registrar, Bhaktinagar.
30. Original Search/Inspection Receipt of Additional District Sub-Registrar, Rajganj.




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31. Original Search/Inspection Receipt of Additional District Sub-Registrar, Jalpaiguri.
 32. Original Search/Inspection Receipt of District Sub-Registrar, Jalpaiguri.
 33. Online Search Receipt of DSR Jalpaiguri from 2008 to 2021.
- 18. Any other suggestion or advice to protect the security interest of Bank.**
1. This is to certify that the title to the property of **Shubhdeep Finvest Private Limited**, a private limited company having its registered office at 205, Rabindra Sarani, 3rd Floor, Kolkata, Pin - 700007, West Bengal, represented by its Director, is clear and free from all encumbrances and that enforceable mortgage can be created by the Bank in favour of the intended mortgagor, provided that:
 2. All documents as per clause 17 above should be deposited in the bank by the owner/s/mortgagor/s, along with Original "No Due Certificate" issued by concerned Bank/Financial institutions, for creating Equitable Mortgage;
 3. As per the Khatian/ROR the land is "Bastu" i.e. Non-Agricultural, so SARFAESI ACT will be applied for the said property.
 4. Up-to-date Khajna (land revenue), Holding Tax Receipts.
 5. Property should be properly demarcated through a qualified Surveyor/Amin.
 6. Branch is required to collect the Valuation report.

Thanking you.

Yours faithfully,



(PRITAM GHOSH)
Advocate, Siliguri