

Title Investigation Report of the
Landed property of

Shri Bhagwati Prasad Rathi, Shri Anshul
Kumar Rathi, Smt. Vinita Rathi, Smt. Puja
Rathi

Within the Dist.- Purulia, P.S.- Purulia (T), Mouza Raghampur, J.L NO. 03, R.S. Khatian No. 4100,410,4102 and 4103, R.S. Plot No. 3859(17 Decimal),3870 n(17.5 Decimal), and 3871(25 Decimal) , Area 1 Bigha 15 Katha 15 Chhatak 29 SQ.FT.

Property butted and Boundaries as follows :-

North – Land of S. Mukherjee, 8'.0 wide Road and Land of M.Adhikary.

South – 14' wide bye Lane.

East – Land of Deepak Kejriwal and others.

West –Deshbandhu Road.

Submitted By
Biplab Sen
Advocate District Judges
Purulia.

BIPLAB SEN
Advocate



ADVOCATE

Mob. : 8637869941

9434658170

03252-222472 (R)

E-mail : biplabsen2019@gmail.com

B.Com. (H), LLB
District Judges Court, Purulia
Calcutta High Court, Bar Association, Room No.-5

Panel Lawyer

- * Purulia Municipality * IISCO Bumpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

NON ENCUMBRANCE CERTIFICATE

Inspection/verification of Records of landed property at Registrar/Sub-registrar's Office,
Purulia (Place)

Sub: Verification of records of landed property at Registrar /Sub-Registrar's Office,
Purulia

This is to confirm that I have visited the Registrar/Sub-registrar's Office at Purulia on
02/08/2023 and verified the details of the property standing in the name of 1)Anhsul
Kumar Rathi S/o Late Ramesh Kumar Rathi 2) Bhagwati Prasad Rathi S/o Lte Ramesh Kumar
Rathi 3)Smt. Vinita Rathi W/o Ansal Kumar Rathi, 4)Smt. Puja Rathi W/o Bhagwati Prasad
Rathi , presently r/o Old Manbazar Road Purulia, P.O. Purulia, P.S.-Purulia(T) District Purulia
pin-723101 vide Receipt No. 1402000.../2024.

Biplab Sen
Advocate
Sr. Wb/610/2006



Panel Lawyer

- * Purulia Municipality * IISCO Bumpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

Property details are as under:-

Within the Dist.- Purulia, P.S.- Purulia (T), Mouza Raghampur, J.L. NO. 03, R.S. Khatian No. 4100,4101,4102,and 4103, R.S. Plot No. 3859(17 Decimal), 3870 (17.5 Decimal)and 3871(25 Decimal), Area 1 Bigha, 15 Katha 15 Chhatak 29 SQ.FT

Property butted and Boundaries as follows :-

North - Land of S. Mukherjee, 8'0 wide Road and Land of M. Adhikary.

South -14' wide bye Lane.

East - Land of Deepak Kejriwal and others.

West -Deshbandhu Road.

1. That there are no prior charges over the said property 1)Anshul Kumar Rathi S/o Late Ramesh Kumar Rathi 2) Bhagwati Prasad Rathi S/o Lte Ramesh Kumar Rathi 3)Smt. Vinita Rathi W/o Anshul Kumar Rathi, 4)Smt. Puja Rathi W/o Bhagwati Prasad Rathi is the absolute owner of the said properties as per the records available and verified by me in the registrar/sub-registrar's office.
2. That as per records available at registrar/subregistrar's office

<u>Date Of documents</u>	<u>Description of the documents</u>	<u>In whose favor</u>	<u>Amount mentioned</u>
<u>in document</u>	Registered Gift Deed	Anshul Kumar Rathi,	
		Bhagwati Kumar Rathi, Puja Rathi	

Place: Purulia

Date: 20-02-2024

Signature of the Advocate

Biplab Sen
Advocate
Er. Wb/610/2006



Panel Lawyer
* Purulia Municipality * IISCO Bumpur
* ECL * State Bank of India
* Bank of India * Bank of Borada
* Bangiya Gramin Vikash Bank * Canara Bank
* Vijaya Bank * Syndicate Bank * Central Bank
* New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

LEGAL SEARCHING REPORT

**Ref:- Sri Anshul Kumar Rathi, Sri Bhagwati Prasad Rathi,
Smt. Binita Rathi & Smt. Puja Rathi (OWNER/BORROWER):**

Dear Sir,

Sub :- Title Opinion report certifying Non Encumbrance of the property, **All that** piece and parcel of land admeasuring an Area 1 Bigha 15 Katha 15 Chhatak 29 Sq. Ft. , property situated at Mouza Raghampur, J.L No. 03 R.S. Khatian No. 4100, 4101, 4102 & 4103, R.S. Plot No. 3859(17 Decimal), 3870(17.5 Decimal), and 3871(25 Decimal) within District- Purulia, where in **(1)** Sri Anshul Kumar Rathi son of Lt. Ramesh Kumar Rathi, Hindu by religion, Indian Citizen, Business by occupation, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T), Dist. Purulia, West Bengal. **(2)** Sri Bhagwati Prasad Rathi son of Late Ramesh Kumar Rathi, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T), Dist. Purulia, West Bengal. **(3)** Smt. Binita Rathi wife of Sri Anshul Kumar Rathi, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T), Dist. Purulia, West Bengal. **(4)** Smt. Puja Rathi Wife of Sri Bhagwati Prasad Rathi residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T), Dist. Purulia, West Bengal.

I refer to your Letter No. - Nil..... dated 30-01-2024.
Requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/proposed to be granted to



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

Sri Anshul Kumar Rathi, Sri Bhagwati Prasad Rathi, Smt. Binita Rathi & Smt. Puja Rathi (Owner/Mortgagor)

Sr. No	Particulars	Advocate's Opinion
1.	Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	Description of the property All that piece and parcel of land admeasuring an Area 1 Bigha 15 Katha 15 Chhatak 29 Sq.ft., property situated at Mouza Raghampur, J.L NO. 03 R.S. Khatian No. 4100, 4101, 4102 & 4103, R.S. Plot No. 3859(17 Decimal), 3870(17.5 Decimal), and 3871(25 Decimal) within District- Purulia, Area 1 Bigha 15 Katha 15 Chhatak 29 Sq.ft. within District- Purulia, West Bengal. Property butted and Boundaries as follows :- North - Land of S. Mukherjee, 8'0 wide Road and Land of M. Adhikary. South - 14' wide bye Lane. East - Land of Deepak Kejriwal and others. West -Deshbandhu Road.
2.	Nature of Property (whether Agriculture, Non-Agriculture, Commercial,	Yes, the Nature of the property is Non Agriculture and Bastu as per conversion, and Land owners Shri Vagabati Prasad Rathi , Shri Anshul Kumar Rathi, Smti Vinita Rathi, Smt



Panel Lawyer

- * Purulia Municipality * IISCO Bumpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR

NOTARY PUBLIC

Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	<p>Residential or Industrial). If Non-Agriculture, the reference & date of conversion order from the competent authority should also be mentioned.</p>
<p>3. Name of the Mortgagor/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole, Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner/ Director /Trustee who is mortgaging the property on behalf of Partnership/Company/Trust/whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of</p>	<p>Puja Rathi_It is already converted property. In respect of Mouza Raghampur, P.S. Purulia (T), J.L NO. 03, R.S. Khatian no. 4100,4101,4102,& 4103, R.S. Plot No. 3859(17 Decimal), 3870(17.5 Decimal), 3871(25 Decimal), Total Area 1 Bigha 15 Katha 15 Chhatak 29 Sq.ft..</p> <p>The name of the Mortgagor is Sri Anshul Kumar Rathi, Sri Bhagwati Prasad Rathi, Smt. Binita Rathi & Smt. Puja Rathi Status in the Account i.e. Borrower.</p> <p>I have examined and verified.</p>



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	Association/Trust Deed etc. whether examined and verified.	
4.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	No. Mortgagor has sufficient capacity to contract & has no minor or lunatics involved.
5.	Whether the property is Freehold or Leasehold. If Lease hold then period of lease, and if Free hold whether Urban Land Ceiling Act applies and permission to be obtained.	Property is freehold Structure and it is not affected by the Urban Land Ceiling Act.
6.	Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.	Yes, The present land owners Sri Anshul Kumar Rathi, Sri Bhagwati Prasad Rathi, Smt. Binita Rathi & Smt. Puja Rathi got the property by a virtue of Registered Deed of sale which is duly recorded in deed No I-3762 dated 12/07/2023 duly Registered in the office of District Purulia, Additional



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

		District Sub Registrar office Purulia.
7.	Whether the Mortgagor is Co-owner/Joint Owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.	Yes, the Mortgagor is owner.
8.	Whether the Mortgagor is in exclusively possession of the property or it is leased / rented / out to third party.	Yes, the property recorded in deed No I-3762 dated 12/07/2023 duly Registered in the office of District Purulia, Additional District Sub Registrar office Purulia and the Mortgagor, is exclusive possession of the property.
9.	Whether the Property is Mutated in Municipal/Revenue records and Mortgagor's name is reflecting and if not, the reason thereof.	Yes, The present owner <u>Sri Anshul Kumar Rathi, Sri Bhagwati Prasad Rathi, Smt. Binita Rathi & Smt. Puja Rathi</u> got L.R Parcha , vide L.R. Khatian no. 1893 and 1894 , In respect of Mouza Raghampur, P.S. Purulia (T) , J.L NO. 260/66, R.S. Plot No. 3871, recorded area 11 Cottahs 2 Chattak.



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC

Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

10	Whether any restriction for Creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for Creation of Mortgage.	No, There is no restriction for creation of mortgage In case of initiation of SARFAESI ACT 2002, there will be no restriction.
11	Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	The Photo copy of the Deed and other relevant documents are available. 1) Deed of Sale vide Deed No. I-3762/2023, dated 12/07/2023 (Photo Copy) 2) Deed of development agreement and general Power of Attorney being no. I-6021/2023 date of Reg. 06.12.2023 (Photo Copy) 3) Deed of Sale being no. 6239/21, date 15.12.2021 (Photo Copy) 4) L.R. Khatian (Porcha) being Khatian no. 4100, J.L. No. 66, recorded in the name of Ansul Kumar Rathi.



- Panel Lawyer**
- * Purulia Municipality * IISCO Burnpur
 - * ECL * State Bank of India
 - * Bank of India * Bank of Borada
 - * Bangiya Gramin Vikash Bank * Canara Bank
 - * Vijaya Bank * Syndicate Bank * Central Bank
 - * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	<p>5) L.R. Khatian (Porcha) being Khatian no. 4101, J.L. No. 66, recorded in the name of Bhagbat Prashad Rathi.</p> <p>6) L.R. Khatian (Porcha) being Khatian no. 4102, J.L. No. 66, recorded in the name of Binita Rathi.</p> <p>7) L.R. Khatian (Porcha) being Khatian no. 4103, J.L. No. 66, recorded in the name of Puja Rathi.</p> <p>8) Conversion Certificate vide case No. CN/2023/1402/477, date- 31/07/23 in the name of Bhagbat Prashad.</p> <p>9) Conversion Certificate vide case No. CN/2021/1402/160, date- 25.11.2023 in the name of Ansul Kumar Rathi.</p> <p>10) Conversion Certificate vide case No. CN/2022/1402/79, date- 13.01.2022 in the name of Ansul Kumar Rathi.</p> <p>11) Conversion Certificate vide case No. CN/2021/1402/156, date- 24.11.2021</p>
--	--



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC

Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	<p>in the name of Ansul Kumar Rathi.</p> <p>12) Conversion Certificate vide case No. CN/2021/1402/157, date- 25.11.2021 in the name of Puja Rathi.</p> <p>13) Conversion Certificate vide case No. CN/2021/1402/158, date- 25.11.2021 in the name of Binita Rathi.</p> <p>14) Conversion Certificate vide case No. CN/2021/1402/159, date- 25.11.2021 in the name of Bhagbati Prashad Rathi.</p> <p>15) Municipal Tax vide Receipt No.6152, dated 14.05.22.</p> <p>16) Municipal Tax vide Receipt No.83032, dated 12.08.2023.</p> <p>17) Municipal Tax vide Receipt No.83033, dated 12.08.2023.</p> <p>18) Porcha (R.S.R.O.R/ Khatian) vide Khatian no. 1149.</p> <p>19) Memorandum & Articles of</p>
--	---



Panel Lawyer
* Purulia Municipality * IISCO Burnpur
* ECL * State Bank of India
* Bank of India * Bank of Baroda
* Bangiya Gramin Vikash Bank * Canara Bank
* Vijaya Bank * Syndicate Bank * Central Bank
* New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

		Association of Pragati infratech (India Private Ltd.) 20) Court searching report(Original) 21) Registry office searching report(Original)
12	Whether the Advocate has personally visited the Sub - Register/Revenue/ Municipal office and examined the records.	I have visited District Sub - Registrar Office, Purulia and have examined the records. The original search receipt of D.S.R./A.D.S.R. Purulia is enclosed herewith.
13	Whether the Search is being made for the period of 30 years along with the observation. If no, reason thereof.	Yes, 30 years D.S.R. Office Search has been made. The copy of the Search Receipts is enclosed herewith.
14	Details of documents Examined/ Scrutinized (This should be in chronological order with serial numbers, type/nature of	I have examined / scrutinized the following documents - 1) Deed of Sale vide Deed No. I-3762/2023, dated 12/07/2023 (Photo Copy)



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

documents, date of execution, parties, date of registration details including the details of Revenue/ Society Record etc.).	<p>2) Deed of development agreement and general Power of Attorney being no. I-6021/2023 date of Reg. 06.12.2023 (Photo Copy)</p> <p>3) Deed of Sale being no. 6239/21, date 15.12.2021 (Photo Copy)</p> <p>4) L.R. Khatian (Porcha) being Khatian no. 4100, J.L. No. 66, recorded in the name of Ansul Kumar Rathi.</p> <p>5) L.R. Khatian (Porcha) being Khatian no. 4101, J.L. No. 66, recorded in the name of Bhagbat Prashad Rathi.</p> <p>6) L.R. Khatian (Porcha) being Khatian no. 4102, J.L. No. 66, recorded in the name of Binita Rathi.</p> <p>7) L.R. Khatian (Porcha) being Khatian no. 4103, J.L. No. 66, recorded in the name of Puja Rathi.</p> <p>8) Conversion Certificate vide case No. CN/2023/1402/477, date- 31/07/23 in the name of Bhagbat Prashad.</p>
---	---



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC

Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	<p>9) Conversion Certificate vide case No. CN/2021/1402/160, date- 25.11.2023 in the name of Ansul Kumar Rathi.</p> <p>10) Conversion Certificate vide case No. CN/2022/1402/79, date- 13.01.2022 in the name of Ansul Kumar Rathi.</p> <p>11) Conversion Certificate vide case No. CN/2021/1402/156, date- 24.11.2021 in the name of Ansul Kumar Rathi.</p> <p>12) Conversion Certificate vide case No. CN/2021/1402/157, date- 25.11.2021 in the name of Puja Rathi.</p> <p>13) Conversion Certificate vide case No. CN/2021/1402/158, date- 25.11.2021 in the name of Binita Rathi.</p> <p>14) Conversion Certificate vide case No. CN/2021/1402/159, date- 25.11.2021 in the name of Bhagbati Prashad Rathi.</p> <p>15) Municipal Tax vide Receipt No.6152, dated 14.05.22.</p>
--	---



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vjaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

		<p>16) Municipal Tax vide Receipt No.83032, dated 12.08.2023.</p> <p>17) Municipal Tax vide Receipt No.83033, dated 12.08.2023.</p> <p>18) Porcha (R.S.R.O.R/ Khatian) vide Khatian no. 1149.</p> <p>19) Memorandum & Articles of Association of Pragati infratech (India Private Ltd.)</p> <p>20) Court searching report(Original)</p> <p>21) Registry office searching report(Original)</p>
15	Tracing the chain of Title in favour of the Mortgagor / Owner starting from the earliest document available. The nature of document / Deed conveying	The Chain of Title has been shown in separate pages elaborately.



Panel Lawyer
* Purulia Municipality * IISCO Burnpur
* ECL * State Bank of India
* Bank of India * Bank of Borada
* Bangiya Gramin Vikash Bank * Canara Bank
* Vijaya Bank * Syndicate Bank * Central Bank
* New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20.02.2024

	the title should be mentioned with description of parties along with the type of right it creates.	
16	Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify.	There is no doubt / suspicion about the genuineness of the verified original and others documents hence original registered deed other relevant documents.
17	The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable.	A thorough search by the searcher in respect of the property under the investigation made at the office of D.S.R. at Purulia for the period from 2009 to 2024. A copy of the searching receipt signed by the searcher is appended herewith as token of truth, but no entry as adverse was detected which might consequence the right title and interest of the aforesaid owner. The search has been done 15 years and found that the same is in order. It is further certifying that in case of initiation of SARFAESI ACT 2002, There will be no restriction. It is further certify that property in question under investigation in respect is marketable, clear title can be



Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Baroda
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC

Govt. of West Bengal

Residence Chamber :

Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

		approved/ sanction of loan with Bank of Baroda to Sri Anshul Kumar Rathi, Sri Bhagwati Prasad Rathi, Smt. Binita Rathi & Smt. Puja Rathi (Borrower)
18	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.	The Original Title Deed and other relevant Document are Mortgaged at Punjab National Bank Dulmi branch And the Photo copy of the Deed and other relevant documents are available. 1) Deed of Sale vide Deed No. I-3762/2023, dated 12/07/2023 (Photo Copy) 2) Deed of development agreement and general Power of Attorney being no. I-6021/2023 date of Reg. 06.12.2023 (Photo Copy) 3) Deed of Sale being no. 6239/21, date 15.12.2021 (Photo Copy) 4) L.R. Khatian (Porcha) being Khatian no. 4100, J.L. No. 66, recorded in the name of Anshul Kumar Rathi. 5) L.R. Khatian (Porcha) being Khatian no. 4101, J.L. No. 66, recorded in the name of Bhagbat Prashad Rathi.



Panel Lawyer
* Purulia Municipality * IISCO Bumpur
* ECL * State Bank of India
* Bank of India * Bank of Borada
* Bangiya Gramin Vikash Bank * Canara Bank
* Vijaya Bank * Syndicate Bank * Central Bank
* New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	<p>6) L.R. Khatian (Porcha) being Khatian no. 4102, J.L. No. 66, recorded in the name of Binita Rathi.</p> <p>7) L.R. Khatian (Porcha) being Khatian no. 4103, J.L. No. 66, recorded in the name of Puja Rathi.</p> <p>8) Conversion Certificate vide case No. CN/2023/1402/477, date- 31/07/23 in the name of Bhagbat Prashad.</p> <p>9) Conversion Certificate vide case No. CN/2021/1402/160, date- 25.11.2023 in the name of Ansul Kumar Rathi.</p> <p>10) Conversion Certificate vide case No. CN/2022/1402/79, date- 13.01.2022 in the name of Ansul Kumar Rathi.</p> <p>11) Conversion Certificate vide case No. CN/2021/1402/156, date- 24.11.2021 in the name of Ansul Kumar Rathi.</p> <p>12) Conversion Certificate vide case No. CN/2021/1402/157, date- 25.11.2021</p>
--	---



Panel Lawyer
* Purulia Municipality * IISCO Bumpur
* ECL * State Bank of India
* Bank of India * Bank of Borada
* Bangiya Gramin Vikash Bank * Canara Bank
* Vijaya Bank * Syndicate Bank * Central Bank
* New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

	<p>in the name of Puja Rathi.</p> <p>13) Conversion Certificate vide case No. CN/2021/1402/158, date- 25.11.2021 in the name of Binita Rathi.</p> <p>14) Conversion Certificate vide case No. CN/2021/1402/159, date- 25.11.2021 in the name of Bhagbati Prashad Rathi.</p> <p>15) Municipal Tax vide Receipt No.6152, dated 14.05.22.</p> <p>16) Municipal Tax vide Receipt No.83032, dated 12.08.2023.</p> <p>17) Municipal Tax vide Receipt No.83033, dated 12.08.2023.</p> <p>18) Porcha (R.S.R.O.R/ Khatian) vide Khatian no. 1149.</p> <p>19) Memorandum & Articles of Association of Pragati infratech (India Private Ltd.)</p> <p>20) Court searching report(Original)</p>
--	--



Panel Lawyer
* Purulia Municipality * IISCO Burnpur
* ECL * State Bank of India
* Bank of India * Bank of Baroda
* Bangiya Gramin Vikash Bank * Canara Bank
* Vijaya Bank * Syndicate Bank * Central Bank
* New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC
Govt. of West Bengal

Residence Chamber :
Uppar Nadiha
P.O. - Dulmi-Nadiha
Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

		21) Registry office searching report(Original)
19	Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, Share Certificate, Affidavit, Power of Attorney etc. is required.	No.
20	Certificate regarding enforceability of property to be mortgaged with Bank under SARFAESI Act, 2002.	Yes, enforceable under SARFAESI Act.

Date - 20-02-2024

BIPLAB SEN
Advocate

B.Com. (H), LLB
District Judges Court, Purulia
Calcutta High Court, Bar Association, Room No.-5



ADVOCATE

Mob. : 8637869941

9434658170

03252-222472 (R)

E-mail : biplabsen2019@gmail.com

Panel Lawyer

- * Purulia Municipality * IISCO Burnpur
- * ECL * State Bank of India
- * Bank of India * Bank of Borada
- * Bangiya Gramin Vikash Bank * Canara Bank
- * Vijaya Bank * Syndicate Bank * Central Bank
- * New India Assurance Company

ADDITIONAL PUBLIC PROSECUTOR
NOTARY PUBLIC

Govt. of West Bengal

Residence Chamber :

Uppar Nadiha

P.O. - Dulmi-Nadiha

Dist. - Purulia - 723102 (W.B.)

Ref. No. :

Date : 20-02-2024

Place- Purulia


Signature of the Advocate

Biplab Sen
Advocate
Er. Wb/610/2006