

Advocate Jnanendra Nath Sinha

Durgapur Court, P.O. - Durgapur - 713216, City Center, District - Paschim Bardhaman
Residential Address/Chamber at House No. 5/10 Mritunjoy Housing Complex
Yuri Gagarin Path, PO - Durgapur - 713212, PS - New Township, District - Paschim Bardhaman
Mobile No. 94342 51507 & 91261 83308, Email : advjns@gmail.com

ANNEXURE 'C'

Date:-

LEGAL SCRUTINY REPORT (LSR FORMAT - 1)

To,
The Branch Manager,
Central Bank of India
Regional Office
Durgapur-10

Dear Sir,

With reference to your instructions bearing letter, I hereby submit my Legal Scrutiny Report as hereunder:

1. Name and address of the present title holder :

[1] Mr. ANANDA GHOSH @ ANANDA MOY GHOSH

[2] Mr. SUNIL GHOSH @ SUNIL KUMAR GHOSH son of Late Shankar Chandra Ghosh, residing at Vill-Shankarpur, P.O-Jemua Durgapur-12, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

[3] Mrs. DURBA MONDAL wife of Mr. Bhairab Mondal,

[4] Mrs. MAYA MONDAL wife of Mr. Aditya Mondal

[5] Mrs. BEAUTY MONDAL wife of Mr. Budhan Mondal residing at Vill-Shankarpur, P.O-Jemua Durgapur-12, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

[6] Mr. SWAPAN GHOSH

[7] Mr. TAPAN GHOSH both are son of Late Sasadhar Ghosh, residing at Vill-Shankarpur, Arraha, P.O-Durgapur-12, P.S-Newtownship, District - Burdwan, West Bengal.

[8] Mr. Laxmi Narayan Ghosh son of Late Sanyansi Ghosh, residing at Vill-Shankarpur, Arraha, P.O-Durgapur-12, P.S-Newtownship, District-Burdwan, West Bengal.

DEVELOPER :

UNIQUE PROCON PRIVATE LIMITED having its registered Office at Shibam Marriage Hall, New Market, Rabindra Nagar, Shankarpur (West), P.O-Durgapur-06 P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.


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3. Details/Description of the Property/ies to be mortgaged :

Item No.	Survey No. Khata No., House No., Site No.	Extent/Areas of Land/Building	Location Sub-District/District/Village/Municipality etc.	Boundary
1.	Land area 26 Decimal comprising in Plot No-RS-145, Plot No-LR-555, Khatian No-RS-114, Khatian No-LR-2225,2226, 2227 Land Area 27 Decimal Khatian no-RS-44, Khatian no LR-21,331 comprising in [Plot No-RS- 144, Plot No LR-554, Area 8 decimal,] [Plot No-RS-140, Plot No LR-498, Area 7 decimal,] [Plot No-RS-143, Plot No LR-553, Area 5 decimal,] [Plot No-RS- 140, Plot No LR-498, Area 7 decimal] Land area 48 Decimal under LR Khatian no-2162,2163, RS Khatian no-44, Plot No LR-501, Plot No RS- 142 Land area 61 decimal in respect of plot no-RS-140 & Plot-LR-498, LR Khatian no-255, Khatian no-RS-44	Total Land area 252 decimal Project area 162 decimal out of which 124 decimal land is converted as Bastu	Mouza-Shankarpur, J.L No-LR-109, J.L No-RS-95, Jemua Panchayat,	Total Land area 162 underdecimal is butted & Gram bounded as follows: East: Land of Sunil Ghosh. South: 20 ft Wide kacha Road. North: 16 ft wide Kacha Road. West: Land of Shankarpur Mouza.


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4. Details/description of the documents scrutinized :

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified/ True Copy/ Photostat
Verified with original			
1.		Panchayat legal heir certificate dated 26.06.2019.	
2.		LR Parcha in the name of Sunil Ghosh & Ananda Ghosh dated 12.04.2017.	
3.		Conversion certificate dated 05.11.2018 Sunil Ghosh & Ananda Ghosh [20 decimal]	
4.		Land revenue receipt dated 16.07.2018.	
5.		Development Agreement No-03560 of 2019.	
6.		Development Power of Attorney No-03257 of 2019.	
7.		LR Parcha in the name of Nanda Dulal Chakraborty.	
8.		Sale deed No-1679 of 2009.	
9.		GIFT Deed no-020605782 of 2016.	
10.		LR Parcha in the name of Beauty Mondal, Maya Mondal & Durba Mondal dated 26.10.2016.	
11.		Land revenue receipt dated 16.02.2017.	
12.		Conversion certificate dated 16.11.2018 Beauty Mondal, Maya Mondal & Durba Mondal [23 decimal]	
13.		Development Agreement No-020601332 of 2019.	
14.		Development Power of Attorney No-020603309 of 2019.	
15.		LR Parcha in the name of Sasadhar Ghosh.	
16.		Panchayat legal heir certificate of Sasadhar Ghosh.	
17.		Gift Deed no-020603339 of 2015.	
18.		Development Agreement No-020605496 of 2017.	
19.		Development Power of Attorney No-020605816 of 2017.	
20.		LR Parcha in the name of Swapan Ghosh & Tapan Ghosh.	
21.		Land revenue receipt dated 16.07.2018.	
22.		Conversion certificate dated 05.11.2018 in the name of Swapan Ghosh & Tapan Ghosh [36 decimal]	
23.		Deed of Gift no-253 of 1969.	
24.		LR Parcha in the name of Laxmi Narayan Ghosh.	
25.		Conversion certificate dated 05.11.2018 in the name of Laxmi Narayan Ghosh [45 decimal]	
26.		Development Agreement No-020605497 of 2017.	
27.		Development Power of Attorney No-020605817 of 2017.	
28.		Land revenue receipt dated 16.07.2018.	
29.		Zila Parishad Permission dated 16.10.2017.	
30.		Panchayat order for construction of building dated 16.08.2018.	
31.		Sanction Plan for construction of Multistoried building dated 17.08.2018.	
32.		Landuse NOC of ADDA dated 04.05.2018.	
33.		Provisional NOC of Fire Permission dated 22.09.2017.	
34.		Draft copy of Agreement.	
35.		Development Agreement No-6579 of 2019.	
36.		Development Power of attorney No-6739 of 2019.	
37.		Development Agreement No-3947 of 2019.	
38.		Development Power of attorney No-6749 of 2019.	
39.		Development Agreement No-5493 of 2019.	
40.		Development Power of attorney No-6681 of 2019.	
41.		Math Khasra in the name of Sashadhar Ghosh.	
42.		Legal heir of Gram Panchayat of Mukunda Ghosh @ Mukunda Lal Ghosh	


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5	<p>Brief history of the property/ies and how the present title holder/owner has derived the title.</p> <p>Give the derivation/history of title in chronological order</p> <p>Search and Investigation:</p>	<p>WHEREAS name of Nanda Dulal Chakraborty duly recorded in RS Records of Rights and thereafter he transferred an area of 26 decimal in respect of Plot no-RS-145, Plot No-LR-555 by way of regd deed of sale being no-1679 of 2009 in favour of Mr. Aditya Mondal, Mr. Bhairab Mondal, Mr. Budhan Mondal and thereafter Mr. Aditya Mondal, Mr. Bhairab Mondal, Mr. Budhan Mondal transferred the said portion of the said plot in favour of Mrs. Durba Mondal, Mrs. Maya Mondal , Mrs. Beauty Mondal by way of regd deed of GIFT being no-020605782 of 2016 and the name of Mrs. Durba Mondal, Mrs. Maya Mondal , Mrs. Beauty Mondal duly recorded in LR Records of rights under Khatian No-LR-2225,2226,2227 and paid land revenue Upto 1425 B.S and Mrs. Durba Mondal, Mrs. Maya Mondal , Mrs. Beauty Mondal obtained conversion certificate vide case no-CN/2018/2302/607 dated 16.11.2018, CN/2018/2302/609 dated 16.11.2018, ACN/2018/2302/608 dated 16.11.2018 in respect of 23 decimal and thereafter Durba Mondal, Mrs. Maya Mondal , Mrs. Beauty Mondal entered into a development agreement vide deed no-1332 of 2019 with Unique Procon Private Limited for development of the said land and for that purpose they also executed a power of attorney vide deed no-3309 of 2019.</p> <p>And whereas Shankar Chandra Ghosh acquired a piece of land by way of succession and inheritance and he died leaving behind Ananda Ghosh @ Ananda Moy Ghosh & Sunil Ghosh @ Sunil Kumar Ghosh and Sasti Charan Ghosh. and name of Ananda Ghosh @ Ananda Moy Ghosh & Sunil Ghosh @ Sunil Kumar Ghosh duly recorded in LR records of rights which were prepared in the year 1972 and duly recorded in LR Khatain No-21 & 331 in respect of Plot no-LR-554,553,498 and paid land revenue upto 1425 BS and obtained conversion certificate vide case No-CN/2018/2302/611 dated 16.11.2018, CN/2018/2302/610 dated 05.11.2018 in respect of an area of 22 decimal and thereafter entered into a Development Agreement with the developer Unique Procon Private Limited vide deed No-3257 of 2019 and Ananda Ghosh @ Ananda Moy Ghosh & Sunil Ghosh @ Sunil Kumar Ghosh also executed Development Power of Attorney vide deed No-356 of 2019 in favour of the present developer Unique Procon Private Limited.</p> <p>And whereas Sasti Charan Ghosh died leaving behind Jharna Ghosh, Arup Ghosh, Swarup Ghosh as his only legal heir and name of Jharna Ghosh, Arup Ghosh, Swarup Ghosh and name of Jharna Ghosh, Arup Ghosh, Swarup Ghosh duly recorded in LR records of rights under khatian no-LR-2525, 2526,2527 and thereafter Jharna Ghosh, Arup Ghosh, Swarup Ghosh entered into development agreement with Unique Procon Private Limited vide deed no-5493 of 2019 and also executed a power of attorney vide deed no-6681 of 2019 in favour of the developer Unique Procon Private Limited in respect of their share of land.</p>
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5	<p>Brief history of the property/ies and how the present title holder/owner has derived the title.</p> <p>Give the derivation/history of title in chronological order</p> <p>Search and Investigation:</p>	<p>And Whereas name of Bholanath Ghosh was duly recorded in Records of Rights and thereafter Bholanath Ghosh transferred an area of 61 Decimal in respect of R.S Plot No-RS-140 & LR Plot No-498 in favour of Laxmi Narayan Ghosh by way of Reg. Deed of Gift being no-253 of 1969 and the name of Laxmi Narayan Ghosh duly recorded in LR records of rights under LR Khatian no-255.</p> <p>And Whereas name of Bholanath Ghosh transferred an area of 61 decimal in respect of plot no-RS-140, LR Plot No-498 alongwith many other plots in favour of Laxmi Narayan Ghosh by way of Reg. Deed of Sale being no-253 of 1969 and paid land revenue upto 1425 BS and name of laxmi narayan Ghosh duly recorded in LR records of rights under khatian no-LR-255 and obtained conversion certificate from the office of the BL & LRO vide conversion case no- <i>CN/2018/2302/629 in respect of plot no-498 of an area of 45 decimal and</i> thereafter Laxmi Narayan Ghosh entered into a Development Agreement with the developer Unique Procon Private Limited vide deed No-020605497 of 2017 <i>and</i> Laxmi Narayan Ghosh also executed Development Power of Attorney vide deed No-020605817 of 2017 in favour of the present developer Unique Procon Private Limited.</p> <p>And whereas the present developer and landowner obtained Landuse NOC from the office of the ADDA dated 04.05.2018 and obtained no objection in connection with construction of residential apartment from the office of the Paschim Bardhaman Zilla Parishad on 16.10.2017 and panchayat granted permission for construction multistoried building as per sanction of Panchyat on 16.08.2018 and obtained Sanction Plan for construction of Multistoried building dated 17.08.2018 and the present developer obtained HIRA Approval registration certificate vide registration No-HIRA/P/PAS/2019/0006660.</p> <p>I have made a thorough search at ADSR Durgapur Office from 1990 to 2020 of the said property and found that the said property is free from encumbrance charges, lines and is marketable.</p> <p>In my opinion equitable mortgage can be created in favour of after registration of sale deed in the name of any borrower</p>
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6	Name of The persons who is/are the present owner/s of the property/ies.	Present landowners.
7	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If the property is in joint names, whether the share of all the co-owners is identified? If so, its effect thereof	joint Owner No minor share is involve
8	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	The present landowner has absolute, clear and marketable title over the property.
9	If the intended Mortgagor is not owner at present, how the title shall be transferred in favour of intended mortgagor.	intended Mortgagor will acquire an absolute, clear and marketable title over the property after registration of sale deed in their own name.
10	Whether the permission from any Authority is necessary before creation of mortgage by the intended mortgagor ?	No, as the land is freehold land .
11	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes, as the nature of property is Bastu, developed as residential Flat And SARFAESI act is applicable if the borrower fails to repay the loan dues.
12	a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify. b) Leaschold immovable property/ies. (Whether the land/building(s) is/are leasehold. Please verify the terms of the lesc(s) the name and address(es) of the lessor(s) and whether any permission/NOC from the lessor(s)/ company authority is required for transfer (such as mortgage, sale, etc.) of the property/ies)	a) No. b) No.
13	Whether there is any restriction/ prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title.	No
14	Whether the latest title deed and the immediately previous title deeds (all) are available in originals.	Yes
14.1	If all the title deeds are not available in Original, reasons thereof, in writing?	Not Applicable


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14.2	In case the original title deeds are not available, the details thereof and the impact on creation of Equitable Mortgage.	Not Applicable
14.3	a) Whether any Power Of Attorney (POA) is involved in the chain of title?	No
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Yes, Development POA
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCS, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Verified from the records of Registrar office
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Yes
	ii) Whether the POA is a registered one?	Yes, registered.
	iii) Whether the POA is a special or general one?	Development POA.
	iv) Whether the POA contains a specific authority for execution of title document in question?	No
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes POA is still in force.
	g) Please comment on the genuineness of POA?	Genuine POA
	h) The unequivocal opinion on the enforceability and validity of the POA.	Enforceable and valid POA.
15	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	No
16	Whether the building tax/land revenue has been paid, up to date.	Yes
17	Whether any dues recoverable as land revenue are outstanding.	Yes


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18	Whether the land has been converted under the Land Revenue laws? If not required to be converted, give reasons.	Not required as the land is the land is already recorded as Bastu.
19	Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any.	No
20	Whether the permission under the Urban Land (ceiling & regulation) Act, 1976 is necessary or not?	Not Applicable
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
22	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
23	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
24	(a) Is/Are the property/ies free from encumbrances, if no, give details of encumbrances. (b) Please give detailed account of creation of charge/mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases. (c) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	Yes Not applicable Yes
25	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No No No
26	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered? b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	No No Not applicable


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27	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	No.
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (Roc) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	No
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	No.
28	Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of mortgage?	Yes, after registration of sale deed in the name of individual borrower.
29	Whether the property/ies is/are freehold or leasehold or self occupied or tenanted? If lease-hold/tenanted, what is the remaining term of Lease/tenancy? Whether the property/ies can be taken as mortgage and what precautions to be taken?	The property is freehold.
	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage?	Not Applicable
	If Yes, Whether permission/NOC of the lessor is obtained?	Not Applicable
30	If owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Articles of Association, Partnership deed, Trust deed or rules or bye laws and what are the precautions to be taken under rules or bye-laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and/or Wakf Deed or Wakf Act, as the case may be	No
31	If property/ies to be mortgaged is/are flat/ apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgagor); what are the documents of title available for creating mortgage? Documents/records to be taken from builder/owners and their Bankers.	No
32	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department ?	No


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33	Flats owned/controlled by societies: special requirements to be taken if society refuses to note bank lien/interest.	No
34	Please state the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.	The names of the individual borrower will join after registration of sale deed in their own name.
35	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No
36	Any additional documents/precautions, required to be taken.	No
37	Investigation in regard to Agricultural Land:	Not Applicable
a)	Whether land is surplus. If so, give specific details	No
b)	Whether the land is under self-cultivation.	No
c)	If land is owned in different Khatas or is under joint share, give specific share in each Khata.	No
d)	If consolidation of holdings/acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the state enactments.	No
e)	Whether any prior/hidden charges exists against the land. Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrance certificate.	No
f)	Whether mutation has been completed in case of existing charges/pending charges.	No
g)	Inspection of land on the spot in regard to the quality of land (such as irrigated/unirrigated/water logged, etc.) in order to enable the bank to determine its value.	No
h)	Whether any Government loan/taccavis/ Coop loan etc. have been raised against the land, and if so, details about the charges/encumbrances may be specified.	No
38	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	No
39	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	No
40	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No


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41	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	No
42	Please also specify as to what additional documents, if any, are required for creating valid and enforceable mortgage, if the mortgagor is a company/partnership firm/trust/society/ association/LLP/ HUF/ proprietorship firm.	Not Applicable

CERTIFICATE : I have scrutinized the original title deeds intended to be deposited relating to the property/ies to be offered as security by way of equitable mortgage/registered mortgage etc. and the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage/registered etc, is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/registered mortgage etc. and I further certify that:-

1. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1990 to 2020 pertaining to the immovable property/ies covered by the above said title deeds.
2. There are no prior mortgages/charges to the extent of the property.
3. There are claims from minor/s and his/their interest in the property/ies is/are to the extent of No. (specify the share of minor's with name). No.
4. The undivided share of the minor/s is No. (specify the share of the minor/s).
5. The property/ies is/are subject to the payment of Rs. _____ (specify the liability that is fastened or could be fastened on the property/ies) **Not Applicable.**
6. Provision of Urban Land (Ceiling & Regulation) Act 1976 are not applicable. If applicable, permission is obtained.
7. Holding/acquisition is in accordance with the provisions of the Land Reform Act.
8. The mortgage if created will be perfect and available to the bank for the liability of the prospective borrower, **after registration of sale deed in the name of individual borrower.**
9. I have obtained the certified copies of the title deeds and have compared the same with the original title deeds which tallies with each other.
10. I have examined the record of the Registrar's Office and certify the genuineness of the original title deeds.


JNANENDRA NATH SINHA
(ADVOCATE)
DURGAPUR COURT

Advocate Jnanendra Nath Sinha

Durgapur Court, P.O. - Durgapur - 713216, City Center, District - Paschim Bardhaman
Residential Address/Chamber at House No. 5/10 Mritunjoy Housing Complex
Yuri Gagarin Path, PO - Durgapur - 713212, PS - New Township, District - Paschim Bardhaman
Mobile No. 94342 51507 & 91261 83308, Email : advjns@gmail.com

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

I certify that he scheduled have a valid, clear and marketable title to the property/ies shown above after registration of sale deed in their own name.

The following documents are required to be deposited for creation of Equitable Mortgage :

Sr. No.	Name of Document	Date of Document	Original/ Certified Copy/ Photocopy
The following documents are required in Photocopy			
1.	<i>Original Sale deed after registration in the name of intending purchaser.</i>		
2.	<i>Draft copy of Agreement to sale.</i>		
3.	Panchayat legal heir certificate dated 26.06.2019.		
4.	LR Parcha in the name of Sunil Ghosh & Ananda Ghosh dated 12.04.2017.		
5.	Conversion certificate dated 05.11.2018 Sunil Ghosh & Ananda Ghosh [20 decimal].		
6.	Land revenue receipt dated 16.07.2018.		
7.	Development Agreement No-03560 of 2019.		
8.	Development Power of Attorney No-03257 of 2019.		
9.	LR Parcha in the name of Nanda Dulal Chakraborty.		
10.	Sale deed No-1679 of 2009.		
11.	GIFT Deed no-020605782 of 2016.		
12.	LR Parcha in the name of Beauty Mondal, Maya Mondal & Durba Mondal dated 26.10.2016.		
13.	Land revenue receipt dated 16.02.2017.		
14.	Conversion certificate dated 16.11.2018 Beauty Mondal, Maya Mondal & Durba Mondal [23 decimal].		
15.	Development Agreement No-020601332 of 2019.		
16.	Development Power of Attorney No-020603309 of 2019.		
17.	LR Parcha in the name of Sasadhar Ghosh.		
18.	Panchayat legal heir certificate of Sasadhar Ghosh.		
19.	Gift Deed no-020603339 of 2015.		
20.	Development Agreement No-020605496 of 2017.		
21.	Development Power of Attorney No-020605816 of 2017.		
22.	LR Parcha in the name of Swapam Ghosh & Tapan Ghosh.		
23.	Land revenue receipt dated 16.07.2018.		
24.	Conversion certificate dated 05.11.2018 in the name of Swapam Ghosh & Tapan Ghosh [36 decimal].		
25.	Deed of Gift no-253 of 1969.		
26.	LR Parcha in the name of Laxmi Narayan Ghosh.		
27.	Conversion certificate dated 05.11.2018 in the name of Laxmi Narayan Ghosh [45 decimal].		


JNANENDRA NATH SINHA
(ADVOCATE)
DURGAPUR COURT

Advocate Jnanendra Nath Sinha

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28. Development Agreement No-020605497 of 2017.
29. Development Power of Attorney No-020605817 of 2017.
30. Land revenue receipt dated 16.07.2018.
31. Zila Parishad Permission dated 16.10.2017.
32. Panchayat order for construction of building dated 16.08.2018.
33. Sanction Plan for construction of Multistoried building dated 17.08.2018.
34. Landuse NOC of ADDA dated 04.05.2018.
35. Provisional NOC of Fire Permission dated 22.09.2017.
36. Draft copy of Agreement.
37. Development Agreement No-6579 of 2019.
38. Development Power of attorney No-6739 of 2019.
39. Development Agreement No-3947 of 2019.
40. Development Power of attorney No-6749 of 2019.
41. Development Agreement No-5493 of 2019.
42. Development Power of attorney No-6681 of 2019.
43. Math Khasra in the name of Sashadhar Ghosh.

Legal heir of Gram Panchayat of Mukunda Ghosh @ Mukunda Lal Ghosh.

Signature of the Advocate who has
scrutinized the title deeds/documents.

JNANENDRA NATH SINHA
(ADVOCATE)
DURGAPUR COURT

Place : Durgapur

Date :