

RAJNEESH TRIPATHI

(B.Sc., LL.B., M.A.(Sociology), PGDMSM) (Ex. Law Officer)
ADVOCATE, SILIGURI COURT & DRT.



RESIDENCE & CHAMBER.

C/O Ranjit Paul, Ramkrishna Road, Ashram Para,
P.O. & P.S. -Siliguri, Pin: 734001,
Dist: Darjeeling, W.B.
E-mail: nachiraj1979@gmail.com
Contact No. : 8145900472 / 7908084386

Ref:

Date: 22.07.2019

To,
Shri Mehul Mittal, Director of,
Nilmadhav Vyapaar Private Limited,
BSF Road, Bikash Nagar, Salugara,
Pin- 734008, District – Jalpaiguri
Phone No. 9933311100,

Annexure-B

Report of Investigation of Title in respect of immovable Property

1	a) Name of the Person / Business Unit/Office seeking opinion.	Shri Mehul Mittal, Director of Nilmadhav Vyapaar Private Limited, BSF Road, Bikash Nagar, Salugara, Pin- 734008, District – Jalpaiguri, W.B. Phone No. 9933311100,
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Reference No. Nil , Dated 18.07.2019.
	c) Name of the Company.	Properties of "NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street , Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal , Son of Late Niranjana Lal Singhal
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Properties of "NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street , Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal , Son of Late Niranjana Lal Singhal.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Private Limited Company.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	N/A
3.	Complete or full description of the immovable property (ies) offered	SCHEDULE - A (Deed of Sale No. 4378 for the year 2016)

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as security including the following details.

All that piece and parcel of vacant Land measuring 61 Decimal , appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211, corresponding to L.R. Plot No. 29 & LR Sheet No. 3, recorded in RS Khatian No. 33/1, corresponding to LR Khatian No. 412 , 413, 414,415,416 & 417 , Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, PS Bhaktinagar , Registry office at Additional District Sub-Registrar Bhaktinagar, District – Jalpaiguri. Classification of Land : Dahala, The said land is butted and bounded by North: Sold Land of SL Agarwal, by South: Land of Pema Wangchuk Bhutia & Tsering Dolma Bhutia, by East : Land of Namgyal Dolkar , By West : Land of Sed-Guyed Buddhist Research Training Centre.

SCHEDULE - B

(Deed of Sale No. 5061 for the year 2016)

All that piece and parcel of vacant Land measuring 5 Decimal, appertaining to and forming part of R.S. Plot No. 55/210 & 55/211, corresponding to L.R. Plot No. 29 & LR Sheet No. 3, recorded in RS Khatian No. 33/1, corresponding to LR Khatian No. 412, & 415, Situated within Mouza Dabgram, J.L. No. 02, Pargana - Baikunthapur, PS Bhaktinagar, Registry office at Additional District Sub-Registrar Bhaktinagar, District – Jalpaiguri. Classification of Land: Dahala, The said land is butted and bounded by North: Land of Pema Wangchuk Bhutia , Tsering Dolma Bhutia , Samten Bhutia, Sangay Bhutia , Kunchok Dolma Bhutia & Sonam Tenzin Bhutia, by South: 60 ft wide B.S.F. Road, by East : Land of Namgyal Dolkar , By West : Land of Sed-Guyed Buddhist Research Training Centre.

a) Survey No. Situated within Mouza Dabgram, Pin-734008

b) Door/House no. (in case of house property) N/A

c) Extent/ area including plinth/ built up area in case of house property

SCHEDULE OF LAND

(Consolidated Land Schedule as per Building plan:

All that piece and parcel of vacant Land measuring 66 Decimal or 0.66 Acre, appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211, corresponding to L.R. Plot No. 29 , recorded in RS Khatian No. 412, 413, 414, 415, 416 & 417, corresponding to LR Khatian No. 1187.

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		Situating within Mouza Dabgram, J.L. No. 02, Sheet No. 3, Pargana -Baikunthapur, PS Bhaktinagar, Registry office at Additional District Sub-Registrar Bhaktinagar, District – Jalpaiguri, in the State of West Bengal. The said land is butted and bounded by North: Sold Land of S. L. Agarwal , by South: 60 ft wide B.S.F. Road, by East : Land of Namgyal Dolkar , By West : Land of Sed-Guyed Buddhist Research Training Centre.		
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Situating within Mouza Dabgram, J.L. No. 02, Sheet No. 3, Pargana -Baikunthapur, PS Bhaktinagar, Registry office at Additional District Sub-Registrar Bhaktinagar, District – Jalpaiguri, in the State of West Bengal. The said land is butted and bounded by North: Sold Land of S. L. Agarwal , by South: 60 ft wide B.S.F. Road, by East : Land of Namgyal Dolkar , By West : Land of Sed-Guyed Buddhist Research Training Centre.		
4.	a) Particulars of the documents scrutinized-serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.			
Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	18.12.1981	Deed of Gift being No. 3661 for the year 1981 in the name of Smt Chhaya Mktan Wife of Sri Bharat Kumar Mktan & Miss Babina Mktan Daughter of Sri Bharat Kumar Mktan which was registered at Sub Registrar Office Jalpaiguri.	Not Found	N/A
2.	11.06.1992	Deed of Sale being no. 3719 for the year 1992, recorded in Book No. I, Volume No. 40, pages 123 to 128 , and the same was registered at ADSR Jalpaiguri , in the name of Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker	Photocopy	No
3.	11.06.1992	Deed of Sale being no. 3724 for the year 1992, recorded in Book no. I, Volume No. 40, Pages from 149 to 154 , and the	Photocopy	No

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		same was registered at the office of ADSR, Jalpaiguri in the name of Smt Rigzin Wangmo Lama @ Rinzin Lama Wife of Sri Sonam Paljor daughter of Late Gyaltsen Lama		
4.	25.09.1992	Deed of sale being no. 5182 for the year 1992 in the name of Sri Pemba Lama Son of Late Dorjee Lama and the same was registered at ADSR office , Jalpaiguri.	Not Found	N/A
5.	1994	Deed of Declaration being No. 4879, for the year 1994, and the same was registered at District Sub Registry Office Jalpaiguri,	Not found	N/A
6.	14.02.1995	Deed of Sale being No. 610 for the year 1995, recorded in Book no. 1, Volume No. 7, Pages from 247 to 253, and the same was registered at ADSR, Jalpaiguri, in the name of 1. Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker, 2. Smt Rigzin Wangmo Lama @ Rinzin Lama Wife of Sri Sonam Paljor Daughter of Late Gyaltsen Lama	Photocopy	No
7.	27.02.2007	Deed of Declaration being No. D-345 for the year 2007, the same was registered at District Sub Registry Office, Jalpaiguri , executed by Smt Chhaya Moktan & Smt Babina Moktan , in favour of Miss Rigzin Wangmo Lama Daughter of Gyaltsen Lama @ Gyaltsen Lama.	Photocopy	No
8.	27.02.2007	Deed of Declaration being No. D-344 for the year 2007 , the same was registered at District Sub Registry Office , Jalpaiguri , executed by Smt Chhaya Moktan & Smt Babina Moktan , in favour of Sri Karma Gyarme Lama & Lama Karma Son of Late Pekar Lama @ Ngawang Paker	Photocopy	No
9.	09.08.2007	Deed of Conveyance, being No. I-1623 for the year 2007, and the same was registered at then District Sub Registrar , Jalpaiguri, in the name of Smt Tsering Dolma Bhutia Daughter of Sri Samten	Photocopy	No

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		Bhutia		
10.	09.08.2007	Deed of Conveyance being No. 1624 for the year 2007, and the same was registered at then District Sub Registrar, Jalpaiguri, in the name of Smt Kunchok Dolma Wife of Sri Samten Bhutia, & Sri Sonam Tenzin Bhutia Son of Sri Dorjee Bhutia,	Photocopy	No
11.	09.08.2007	Deed of Conveyance being No. 1625, for the year 2007, and the same was registered at District Sub Registrar, Jalpaiguri, in the name of Sri Samten Bhutia Son of Late Phentok Bhutia & Miss Sangay Bhutia Daughter of Sri Samten Bhutia	Photocopy	No
12.	09.08.2007	Deed of Conveyance being No. 1626 for the year 2007, and the same was registered at the office of then District Sub Registrar, Jalpaiguri, in the name of Sri Pema Wangchuk Bhutia Son of Sri Pegyal Bhutia	Photocopy	No.
13.	28.12.2015	Certificate of Incorporation along with Memorandum & Articles of Associations of Nilmadhav Vyapaar Private Limited, a Private limited company, vide CIN No. U74900WB2015PTC209018.	Photocopy	No
14.	28.12.2015	Pan Number of Nilmadhav Vyapaar Private Limited, being No. AAFCN1381B.	Photocopy	Yes
15.	05.08.2016	Deed of Conveyance, being No. I-4378 for the year of 2016, recorded in Book No. I, Volume No. 0711-2016, Pages from 84201 to 84227, registered in the Office of the Addl. District Sub-Registrar Bhaktinagar, in the name of NILMADHAV VYAPAAR PRIVATE LIMITED, a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Nirajan Lal Singhal.	Certified Copy	Yes
16.	24.08.2016	Deed of Conveyance, being No. I-5061 for the year of 2016, recorded in Book No. I, Volume No. 0711-2016, Pages from 93983 to 94002, registered in the Office of the Addl. District Sub-Registrar,	Certified Copy	Yes

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		Bhaktinagar, in the name of NILMADHAV VYAPAAR PRIVATE LIMITED , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Niranjana Lal Singhal		
17.	28.02.2017	L.R. Khatian No. 1187, Area: 0.66 Acre, Classification: Dahla/Bastu, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company.	Photocopy	Yes
18.	26.08.2017	GST Certificate of Nilmadhav Vyapaar Private Limited , vide No. 19AAFEN1381BIZP.	Photocopy	Yes
19.	09.10.2018	Land Use Certificate, vide memo No. 922/Raj/PS/PL Dated 09.10.2018, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal, issued by Rajganj Panchayat Samity.	Photocopy	Yes
20.	09.10.2018	Sanctioned Building Plan vide Memo No. 922/RAJ/PS/PL, duly approved by Rajganj Panchayat Samity, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal.	Photocopy	Yes
21.	08.04.2019	Up to date Dabgram 1 Gram Panchayat Holding Tax Receipt, vide receipt No. 9489, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal	Photocopy	Yes
22.	10.04.2019	Trade License vide no. 21/2019-2020, up to 31 st March, 2020, as a Builder, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Niranjana Lal Singhal	Photocopy	Yes
23.	30.04.2019	Up to date Land Khajna Receipt being receipt No. L&LR/SBP M 8146865, for 0.66 Acre, year 1426 (BS) in the name of Nilmadhav Vyapaar Private Limited , a	Photocopy	Yes

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		Private limited company.		
24.	25.06.2019	Up to date Electric bill vide Receipt No. 127603953709, in the name of Nilmadhav Vyapaar Private Limited	Photocopy	yes
25.	01.07.2019	Company Master Data of NILMADHAV VYAPAAR PRIVATE LIMITED , a Private limited company, bearing CIN No. U74900WB2015PTC209018, having its registered office C/o Anil Kumar Singhal, Ground Floor, Golden Plaza, Burdwan Road, Siliguri, Dist- Darjeeling, WB, Pin-734001.	Photocopy	Yes
26.	19.07.2019	Online Khatian & Plot Information, Khatian No. 1187, Plot No. 29, Area : 0.66 Acre, Classification : Bastu, in the name in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal.	Photocopy	Yes
27.	22.07.2019	Online Search Receipt in the name of Owners predecessor in interest, obtained from Registrar of Assurance-III, Kolkata, District Sub- Registrar, Jalpaiguri & Additional District Sub-Registrar, Bhaktinagar.	Original	N/A
28.	22.07.2019	Online e-Court Searching receipts in the name of Owners predecessor in interest obtained from the Ld. Civil Judge, Senior Division & Ld. Civil Judge, Junior Division at Jalpaiguri.	Original	N/A
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)		Yes (only Deed No. 5061/2016 & 4378/2016).	
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?		Yes.	
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.		Certified Copies of above two title documents compared with the Photocopy.	

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	(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	
6.	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.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	A.D.S.R. Bhaktinagar.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes, Addl. Dist. Sub-Registrar Bhaktinagar, Dist. Sub-Registrar Jalpaiguri & Registrar of Assurance, Kolkata.
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	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. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. If the principle deed is of beyond 30 years then the search to be conducted from the date of the deed. (Separate Sheets may be used)	
	After perusal of all the documents provided by Bank, it is observed that :-	
	(i) Whereas Smt Chhaya Moktan Wife of Sri Bharat Kumar Moktan & Miss Babina Moktan Daughter of Sri Bharat Kumar Moktan was seized and possessed of as absolute owner of the Lands measuring 323½ Decimal, under Plot No. 53,54, 53/204, 55, 55/209, 55/210, 55/211, 56/216, 60/222, of Khatian no. 33/1, Mouza Dabgram, Sheet No. 3, the land which have acquired by way of Gift Deed No. 3661 dated 18.12.1981 from Smt Buddhimaya Tamang and the same was registered at Sub Registrar Office Jalpaiguri.	

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Being owner of the said Land, said Smt Chhaya Moktan Wife of Sri Bharat Kumar Moktan & Miss Babina Moktan Daughter of Sri Bharat Kumar Moktan, had sold and transferred, the Land measuring 10 Kathas out of their 323 ½ Decimal, under Plot No. 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, to and in favour of **Miss Rigzin Wangmo Lama daughter of Gyaltsen @ Gyaltsan Lama**, by virtue of Sale Deed No. 3724 for the year 1992, recorded in Book no. I, Volume No. 40, Pages from 149 to 154, and the same was registered at the office of ADSR, Jalpaiguri.

By virtue of said deed & Deed of Declaration being No. D-345 for the year 2007, which was registered at District Sub Registry Office, Jalpaiguri, executed by Smt Chhaya Moktan wife of Late Bharat Kumar Moktan & Smt Babina Moktan daughter of Late Bharat Kumar Moktan, in favour of Miss Rigzin Wangmo Lama Daughter of Gyaltsen Lama @ Gyaltsan Lama and record said **Miss Rigzin Wangmo Lama daughter of Gyaltsen @ Gyaltsan Lama**, became the absolute owner of total the Land measuring 10 Kathas, under Plot No. 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, since then the said property in her khas actual physical possession having permanent heritable transferable right therein.

Being owner of the said Land, said Smt Chhaya Moktan Wife of Sri Bharat Kumar Moktan & Miss Babina Moktan Daughter of Sri Bharat Kumar Moktan, had again sold and transferred, the Land measuring 20 Kathas out of their 323 ½ Decimal, under Plot No. 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, to and in favour of **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker**, by virtue of Sale Deed No. 3719 for the year 1992, recorded in Book No. I, Volume No. 40, pages 123 to 128, and the same was registered at ADSR Jalpaiguri.

By virtue of said deed & Deed of Declaration being No. D-344 for the year 2007, which was registered at District Sub Registry Office, Jalpaiguri, executed by Smt Chhaya Moktan wife of Late Bharat Kumar Moktan & Smt Babina Moktan daughter of Late Bharat Kumar Moktan, in favour of **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker**, and record said **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker**, became the absolute owner of total the Land measuring the Land measuring 20 Kathas, under Plot No. 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, since then the said property in his khas actual physical possession having permanent heritable transferable right therein

- (ii) On the other side, whereas Sri Pemba Lama Son of Late Dorjee Lama had acquired by purchase of land measuring 3.43 ½ Acres of Land from Smt Indramaya Tamangni wife of Sri P.B. Lam (Negi), by virtue of Deed of Sale dated 25.09.1992 being Deed No. 5182 for the year 1992 and the same was registered at ADSR office, Jalpaiguri along with the Deed of Declaration being No. 4879, for the year 1994, and the same was registered at District Sub Registry Office Jalpaiguri, situated within Pargana Baikunthapur, Mouza Dabgram, PS Rajganj (Bhaktinagar) District Jalpaiguri.

Being owner of the said Land, said Sri Pemba Lama Son of Late Dorjee Lama, had sold and

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transferred, the Land measuring 10 Kathas out of his 3.43 ½ Acre , under Plot No. 55, 55/210 & 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram , to and in favour of **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker, & Miss Rinzin Lama @ Smt Rigzin Wangmo Lama Wife of Sri Sonam Paljor Daughter of Late Gyaltsen Lama @ Gyaltsan Lama**, by virtue of Deed of Sale being No. 610 for the year 1995, recorded in Book no. 1, Volume No. 7, Pages from 247 to 253, and the same was registered at ADSR, Jalpaiguri.

By virtue of aforesaid deeds i.e. (1) I-3719/1992 & D-344/2007, & (2) I-610/1995 and (3) I-3724/1992 & D-345/2007 and record the said **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker, & Miss Rinzin Lama @ Smt Rigzin Wangmo Lama Wife of Sri Sonam Paljor Daughter of Late Gyaltsen Lama @ Gyaltsan Lama**, became the absolute owner of total the Land measuring the Land measuring 40 Kathas (20 kathas + 10 Kathas + 10 Kathas, respectively), under Plot No. 55, 55/210, 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram , since then the said property in their khas actual physical possession having permanent heritable transferable right therein.

(a) Being owner of the said Land, said **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker, & Miss Rinzin Lama @ Smt Rigzin Wangmo Lama Wife of Sri Sonam Paljor Daughter of Late Gyaltsen Lama @ Gyaltsan Lama**, had sold and transferred, the Land measuring 7 Kathas out of their 40 Kathas , under Plot No. 55, 55/210 & 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram , to and in favour of **Sri Pema Wangchuk Bhutia Son of Sri PEGYAL BHUTIA** , by virtue of Deed of Conveyance being No. 1626 for the year 2007, recorded in Book no. 1, and the same was registered at the office of the District Sub Registrar, Jalpaiguri.

(b) Being owner of the said Land, said **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker, & Miss Rinzin Lama @ Smt Rigzin Wangmo Lama Wife of Sri Sonam Paljor Daughter of Late Gyaltsen Lama @ Gyaltsan Lama**, had sold and transferred, the Land measuring 13 Kathas out of their 40 Kathas , under Plot No. 55, 55/210 & 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, to and in favour of **Sri Samten Bhutia Son of Late Phentok Bhutia & Miss Sangay Bhutia daughter of Sri Samten Bhutia**, by virtue of Deed of Conveyance being No. 1625 for the year 2007, recorded in Book no. 1, and the same was registered at the office of the District Sub Registrar, Jalpaiguri.

(c) Being owner of the said Land, said **Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker**, had sold and transferred, the Land measuring 7 Kathas out of his 20 Kathas , under Plot No. 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, to and in favour of **Smt Tsering Dolma Bhutia daughter Sri Samten Bhutia**, by virtue of Deed of Conveyance being No. 1623 for the year 2007, recorded in Book no. 1, and the same was registered at the office of the District Sub Registrar, Jalpaiguri.

(d) Being owner of the said Land, said **Sri Karma Gyarme Lama @ Lama Karma Son of Late**

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Pekar Lama @ Ngawang Paker, had sold and transferred, the Land measuring 13 Kathas out of his 20 Kathas, under Plot No. 55/211, Sheet no. 3, Khatian No. 33/1, Mouza – Dabgram, to and in favour of **Smt Kunchok Dolma Bhutia wife of Sri Samten Bhutia & Sri Sonam Tenzin Bhutia son of Sri Dorjee Bhutia**, by virtue of Deed of Conveyance being No. 1624 for the year 2007, recorded in Book no. I, and the same was registered at the office of the District Sub Registrar, Jalpaiguri.

And whereas after executing the aforesaid Deed of Conveyance and being owner is such possession, the said (1) **Sri Pema Wangchuk Bhutia Son of Sri Pegyal Bhutia** (2) **Sri Samten Bhutia Son of Late Phentok Bhutia** (3) **Miss Sangay Bhutia daughter of Sri Samten Bhutia**, (4) **Smt Tsering Dolma Bhutia daughter Sri Samten Bhutia**, (5) **Smt Kunchok Dolma Bhutia wife of Sri Samten Bhutia** (6) **Sri Sonam Tenzin Bhutia son of Sri Dorjee Bhutia**, mutated their names at the office of the B.L. & L.R.O. Rajnaji in respect of their said landed property and therefore a new Khatian has been issued in their favour vide L.R. Khatian Nos. 412, 413, 414, 415, 416, & 417, respectively, under R.S. Plot No. 55, 55/210 & 55/211, LR Plot No. 29, Sheet no. 3, Mouza – Dabgram, since then having permanent, heritable transferable right, title and interest therein and free from all encumbrances and charges whatsoever and without any interference, objection of interruption from anybody.

(x) And whereas Being owner of the said Land, said (1) **Sri Pema Wangchuk Bhutia Son of Sri Pegyal Bhutia** (2) **Sri Samten Bhutia Son of Late Phentok Bhutia** (3) **Miss Sangay Bhutia daughter of Sri Samten Bhutia**, (4) **Smt Tsering Dolma Bhutia daughter Sri Samten Bhutia**, (5) **Smt Kunchok Dolma Bhutia wife of Sri Samten Bhutia** (6) **Sri Sonam Tenzin Bhutia son of Sri Dorjee Bhutia**, had sold and transferred, the Land measuring 61 Decimal out of their 40 Kathas, appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211, corresponding to LR Plot No. 29, & LR Sheet no. 3, recorded in RS Khatian No. 33/1, corresponding to LR Khatian No. 412, 413, 414, 415, 416, & 417, of Mouza – Dabgram, JL No. 2, Pargana – Baikunthapur, PS Bhaktinagar, in the District of Jalpaiguri, Classification of Land – Dahala, to and in favour of **NILMADHAV VYAPAAR PRIVATE LIMITED**, a Private limited company, represented by its director namely **Sri Mukesh Kumar Singhal Son of Late Nirajan Lal Singhal**, by virtue of Deed of Conveyance being No. 4378 for the year 2016, recorded in Book no. I, Volume No. 0711-2016, Pages From 84201 to 84227 and the same was registered at the office of the ADSR, Bhaktinagar, District –Jalpaiguri, after obtaining the Permission to Sale of Tribal land, duly granted by office of the Project Officer Cum District Welfare Officer Backward Classes Welfare, Jalpaiguri vide order No. 989(III)/PO/DWJ/BCW dated 22.06.2016 & 1020(III)PO/DWJ/BCW dated 01.07.2016.

(y) And whereas Being owner of the said Land by virtue of aforesaid Deed No. 1623/2007 (Land Measuring 7 Kathas) & 1626/2007 (Land measuring 7 Kathas), said (1) **Sri Pema Wangchuk Bhutia Son of Sri Pegyal Bhutia** (2) **Smt Tsering Dolma Bhutia daughter Sri Samten Bhutia**, had sold and transferred, the Land measuring 5 Decimal out of their 14 Kathas, appertaining to and forming part of R.S. Plot No. 55/210 & 55/211, corresponding to LR Plot No. 29, & LR Sheet no. 3, recorded in RS Khatian No. 33/1, corresponding to LR Khatian No. 412 & 415, of Mouza – Dabgram, JL No. 2, Pargana – Baikunthapur, PS Bhaktinagar, in the District

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of Jalpaiguri, Classification of Land – Dahala, to and in favour of **NILMADHAV VYAPAAR PRIVATE LIMITED**, a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Nirajan Lal Singhal, by virtue of Deed of Conveyance being No. 5061 for the year 2016, recorded in Book no. I, Volume No. 0711-2016, Pages From 93983 to 94002 and the same was registered at the office of the ADSR, Bhaktinagar, District –Jalpaiguri after obtaining Permission to Sale of Tribal land, duly granted by office of the Project Officer Cum District Welfare Officer Backward Classes Welfare, Jalpaiguri vide order No. 989/(III)/PO/DWJ/BCW dated 22.06.2016.

And whereas by virtue of aforesaid Two Deed of Conveyance i.e. I-4378/2016 & I-5061/2016 and being owner in such possession said "**NILMADHAV VYAPAAR PRIVATE LIMITED**", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Nirajan Lal Singhal, mutated their names at the office of the B.L. & L.R.O. Rajnraj in respect of their said landed property and therefore a new Khatian has been issued in their favour vide L.R. Khatian Nos. 1187, Bearing L.R. Plot No. 29, Sheet No. 3, JL No. 2, Area 0.66 Acre, Mouza Dabgram, District Jalpaiguri, since then having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

Whereas being owner in such possession said "**NILMADHAV VYAPAAR PRIVATE LIMITED**", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Nirajan Lal Singhal, desirous to construct multi storied building or block wise separate building/residential flats for purpose of selling them on ownership basis to various intending customers/buyers and thereby make profits thereof on the land. Therefore they have obtained a Sanctioned Building Plan vide Memo No. 922/RAJ/PS/PL dated 09.10.2018, duly approved by Rajganj Panchayat Samity, in the name of **Nilmadhav Vyapaar Private Limited**, a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal, along with Land Use Certificate, vide memo No. 922/Raj/PS/PL, dated 09.10.2018, for proposed use of land for Commercial Development for an area of 2667.765 SQM at Dabgram -1 Gram Panchayat, Plot No. 29(LR), Mouza –Dabgram, JL No. 02, Sheet No. 3, Khatian No. 412, 413, 414, 415, 416 & 417 (RS) & 1187(LR), under Bhaktinagar Police Station.

Whereas being owner in such possession said "**NILMADHAV VYAPAAR PRIVATE LIMITED**", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Nirajan Lal Singhal, have also paid Up to date Dabgram 1 Gram Panchayat Holding Tax Receipt, vide receipt No. 9489 dated 08.04.2019 & Up to date Land Khajna Receipt being receipt No. L&LR/SBP M 8146865, for 0.66 Acre, up to year 1426 (BS) along with Up to date Electric bill vide Receipt No. 127603953709, and also obtained Trade License vide no. 21/2019-2020, valid up to 31st March, 2020, as a Builder, in the name of land Owner "**NILMADHAV VYAPAAR PRIVATE LIMITED**", a

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	Private Limited Company.	
	Whereas being owner in such possession said "NILMADHAV VYAPAAR PRIVATE LIMITED" a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Niranjana Lal Singhal will ready to sale and transfer the proposed Residential Flat of the proposed Building, together with undivided proportionate share of the Land measuring 66 Decimal or 0.66 Acre appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211, corresponding to LR Plot No. 29, & LR Sheet no. 3, recorded in RS Khatian No. 412, 413, 414, 415, 416 & 417, corresponding to LR Khatian No. 1187, of Mouza – Dabgram, JL No. 2, Pargana – Baikunthapur, PS Bhaktinagar, in the District of Jalpaiguri, to and in favour of any proposed purchaser after executing Sale Agreement as on date.	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership rights,
10.	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	N/A
	b) lessee is permitted to mortgage the Leasehold right,	N/A
	c) duration of the Lease/unexpired period of lease,	N/A
	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.	N/A
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N/A
	f) Right to get renewal of the leasehold rights and nature thereof.	N/A
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether:-	No
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N/A
	the mortgagor is competent to create charge on such property?	N/A
	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N/A
12.	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	N/A
	b) Mortgage can be created.	N/A
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No minor's interest as on date.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No.
	a) The Gift/Settlement Deed is duly stamped and registered;	N/A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N/A.

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	c) The Gift/Settlement Deed transfers the property to Donee;	N/A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N/A
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N/A.
	f) Whether the Donee is in possession of the gifted property?	N/A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N/A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N/A.
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	No
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N/A
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N/A
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N/A
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N/A
16.	Whether the title documents include any testamentary documents /wills?	No
	a) In case of wills, whether the will is registered will or unregistered will?	N/A
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N/A
	c) Whether the property is mutated on the basis of will?	N/A
	d) Whether the original will is available?	N/A
	e) Whether the original death certificate of the testator is available?	N/A
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N/A
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc. which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N/A
17.	a) Whether the property is subject to any thika tenancy or wakf rights?	No

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	b) Whether the property belongs to church/ temple or any religious/debottar/ other institutions having any restriction in creation of charges on such properties?	N/A
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N/A
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N/A
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N/A
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N/A
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N/A
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any barga rights or restrictions for creation/enforcement of mortgage?	No
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N/A
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	As per Land Use Compatibility Certificate the said Land is use for residential development.
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.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Yes
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N/A

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	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
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b) Property belonging to partners, whether thrown into hotchpotch? Whether formalities for the same have been completed as per applicable laws?	N/A
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N/A
25.	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.	<p>The said land belongs to "NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata - 700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Niranjan Lal Singhal</p> <p>ROC Search shows that there is no charge exists for company in the name of "NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata - 700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of</p>



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	iv) Whether the POA contains a specific authority for execution of title document in question?	N/A
	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?)	N/A
	g) Please comment on the genuineness of POA?	N/A
	h) The unequivocal opinion on the enforceability and validity of the POA.	N/A
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Yes, Proposed for apartment and/or residential.
	a) Promoter's/Land owner's title to the land/ building;	Land owner's title to the land.
	b) Development Agreement/Power of Attorney;	N/A
	c) Extent of authority of the Developer/builder;	N/A
	d) Independent title verification of the Land and/or building in question;	Yes.
	e) Agreement for sale (duly registered);	N/A
	f) Payment of proper stamp duty;	Is in Order.
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes
	h) Approval of building plan, permission of appropriate/local authority, etc.;	Sanctioned Building Plan, duly approved by Rajganj Panchayat Samity, in the name of Land Owner Company.
	i) Conveyance in favour of Society/ Condominium concerned;	N/A.
	j) Occupancy Certificate/allotment letter/letter of possession;	N/A.
	k) Membership details in the Society etc.;	N/A.
	l) Share Certificates;	N/A.
	m) No Objection Letter from the Society;	Not required.
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	The land is belongs to Land owner company, with fulfillment of all legal requirements.
	o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N/A
	p) If the property is a vacant land and construction is yet to be	No, The Construction is in

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	made, approval of lay-out and other precautions, if any.	process.
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No encumbrances.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	The period of encumbrances is 1981 to 2019, and the property is free from all encumbrances.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, Up to date Gram Panchayat Holding Tax and Land Khajna Dakhila, in the name of Land owner company have been paid.
33.	a) Urban land ceiling clearance, whether required and if so, details thereon.	Not required.
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Not required.
34.	Details of RTC extracts/mutation extracts/ Katha extract/ Parcha (ROR) pertaining to the property in question. Whether there is any adverse remark in Parcha?	The Land where the building stands was already mutated in the name of Land Owner Company.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes, Land Khajna & Holding Tax Receipt in the name of Land owner Company.
36.	a) Whether the property offered as security is clearly demarcated?	Yes.
	b) Whether the demarcation/ partition of the property is legally valid?	Yes
	c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes, As per Site Plan.
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes
	a) Document in relation to electricity connection;	Up to date Electric Bill is already produced.
	b) Document in relation to water connection;	Holding Tax is already produced.
	c) Document in relation to Sales Tax Registration, if any	GST Certificate vide No.

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	applicable;	19AAFNCN138IBIZP & PAN vide No. AAFNCN1381B in the name of Nilmadhav Vyapaar Private Limited, is already produced .
	d) Other utility bills, if any.	Up to date Dabgram 1 Gram Panchayat Holding Tax is already produced.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No, there is no difference / discrepancy, and the said land is butted and bounded by North: Sold Land of S. L. Agarwal, by South: 60 ft wide B.S.F. Road, by East: Land of Namgyal Dolkar, By West: Land of Sed-Guyed Buddhist Research Training Centre.
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	There is already approved / Sanctioned Building Plan, duly approved by Rajganj Panchayat Samity, in the name of Land owner Company, were produced.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No there is no bar / restriction for creation of mortgage.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? Property is SARFAESI compliant (Y/N)	Yes YES.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Sale Deeds are available for deposit.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	No
44.	Additional aspects relevant for investigation of title as per local laws.	No
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security not covered herein.	Up to date Electric Bill, Dabgram Panchayat Holding Tax, Land Khajna

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ADVOCATE, SILIGURI COURT & DRI.

RESIDENCE & CHAMBER,

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P.O. & P.S. - Siliguri, Pin: 734001,
Dist: Darjeeling, W.B.
E-mail: nachiraj1979@gmail.com
Contact No. : 8145900472 / 7908084386

Ref:

Date: 22.07.2019

		Receipt etc., in the name of the Land Owners to be procured on every year and be kept for future reference.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	"NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata - 700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Niranjan Lal Singhal
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not available for perusal.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N/A
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N/A
	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?	N/A

Date: 22.07.2019

Place: Siliguri



Rajneesh Tripathi

(RAJNEESH TRIPATHI)
Signature of the Advocate

Annexure-C

Certificate of title

I have examined the Original Title Deed(s) intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable

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Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1981 to 2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of NIL.
8. The Mortgage if created will be available to the Bank for the Liability of the proposed Borrower(s), "NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street , Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal .

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Son of Late Niranjan Lal Singhal.

9. I certify that "**NILMADHAV VYAPAAR PRIVATE LIMITED**", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Niranjan Lal Singhal, has/have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deed(s) is/are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following Original title deeds/ documents would create a valid and enforceable mortgage:

a. Deed of Gift being No. 3661 for the year 1981 in the name of Smt Chhaya Moktan Wife of Sri Bharat Kumar Moktan & Miss Babina Moktan Daughter of Sri Bharat Kumar Moktan which was registered at Sub Registrar Office Jalpaiguri.
b. Deed of Sale being no. 3719 for the year 1992, recorded in Book No. I, Volume No. 40, pages 123 to 128, and the same was registered at ADSR Jalpaiguri, in the name of Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker
c. Deed of Sale being no. 3724 for the year 1992, recorded in Book no. I, Volume No. 40, Pages from 149 to 154, and the same was registered at the office of ADSR, Jalpaiguri in the name of Smt Rigzin Wangmo Lama @ Rinzin Lama Wife of Sri Sonam Paljor daughter of Late Gyaltsen Lama
d. Deed of sale being no. 5182 for the year 1992 in the name of Sri Pemba Lama Son of Late Dorjee Lama and the same was registered at ADSR office, Jalpaiguri.
e. Deed of Declaration being No. 4879, for the year 1994, and the same was registered at District Sub Registry Office Jalpaiguri,
f. Deed of Sale being No. 610 for the year 1995, recorded in Book no. I, Volume No. 7, Pages from 247 to 253, and the same was registered at ADSR, Jalpaiguri, in the name of 1. Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker, 2. Smt Rigzin Wangmo Lama @ Rinzin Lama Wife of Sri Sonam Paljor Daughter of Late Gyaltsen Lama
g. Deed of Declaration being No. D-345 for the year 2007, the same was registered at District Sub Registry Office, Jalpaiguri, executed by Smt Chhaya Moktan & Smt Babina Moktan, in favour of Miss Rigzin Wangmo Lama Daughter of Gyaltsen Lama @ Gyaltsen Lama.
h. Deed of Declaration being No. D-344 for the year 2007, the same was registered at District Sub Registry Office, Jalpaiguri, executed by Smt Chhaya Moktan & Smt Babina Moktan, in favour of Sri Karma Gyarme Lama & Lama Karma Son of Late Pekar Lama @ Ngawang Paker

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Ref:

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Son of Late Niranjan Lal Singhal.

9. I certify that "**NILMADHAV VYAPAAR PRIVATE LIMITED**", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B., represented by its director namely Sri Mukesh Kumar Singhal, Son of Late Niranjan Lal Singhal, has/have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deed(s) is/are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following Original title deeds/ documents would create a valid and enforceable mortgage:

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b. Deed of Sale being no. 3719 for the year 1992, recorded in Book No. 1, Volume No. 40, pages 123 to 128, and the same was registered at ADSR Jalpaiguri, in the name of Sri Karma Gyarme Lama @ Lama Karma Son of Late Pekar Lama @ Ngawang Paker
c. Deed of Sale being no. 3724 for the year 1992, recorded in Book no. 1, Volume No. 40, Pages from 149 to 154, and the same was registered at the office of ADSR, Jalpaiguri in the name of Smt Rigzin Wangmo Lama @ Rinzin Lama Wife of Sri Sonam Paljor daughter of Late Gyaltsen Lama
d. Deed of sale being no. 5182 for the year 1992 in the name of Sri Pemba Lama Son of Late Dorjee Lama and the same was registered at ADSR office, Jalpaiguri.
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g. Deed of Declaration being No. D-345 for the year 2007, the same was registered at District Sub Registry Office, Jalpaiguri, executed by Smt Chhaya Moktan & Smt Babina Moktan, in favour of Miss Rigzin Wangmo Lama Daughter of Gyaltsen Lama @ Gyaltsen Lama.
h. Deed of Declaration being No. D-344 for the year 2007, the same was registered at District Sub Registry Office, Jalpaiguri, executed by Smt Chhaya Moktan & Smt Babina Moktan, in favour of Sri Karma Gyarme Lama & Lama Karma Son of Late Pekar Lama @ Ngawang Paker

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i. Deed of Conveyance, being No. I-1623 for the year 2007, and the same was registered at then District Sub Registrar , Jalpaiguri, in the name of Smt Tsering Dolma Bhutia Daughter of Sri Samten Bhutia
j. Deed of Conveyance being No. 1624 for the year 2007, and the same was registered at then District Sub Registrar , Jalpaiguri, in the name of Smt Kunchok Dolma Wife of Sri Samten Bhutia, & Sri Sonam Tenzin Bhutia Son of Sri Dorjee Bhutia,
k. Deed of Conveyance being No. 1625, for the year 2007, and the same was registered at District Sub Registrar , Jalpaiguri , in the name of Sri Samten Bhutia Son of Late Phentok Bhutia & Miss Sangay Bhutia Daughter of Sri Samten Bhutia
i. Deed of Conveyance being No. 1626 for the year 2007, and the same was registered at the office of then District Sub Registrar , Jalpaiguri , in the name of Sri Pema Wangchuk Bhutia Son of Sri Pegyal Bhutia
j. Certificate of Incorporation along with Memorandum & Articles of Associations of Nilmadhav Vyapaar Private Limited , a Private limited company, vide CIN No. U74900WB2015PTC209018.
k. Pan Number of Nilmadhav Vyapaar Private Limited , being No. AAFCN1381B.
l. Deed of Conveyance, being No. I-4378 for the year of 2016, recorded in Book No. I, Volume No. 0711-2016, Pages from 84201 to 84227, registered in the Office of the Addl. District Sub-Registrar Bhaktinagar, in the name of NILMADHAV VYAPAAR PRIVATE LIMITED , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Nirajan Lal Singhal .
m. Deed of Conveyance, being No. I-5061 for the year of 2016, recorded in Book No. I, Volume No. 0711-2016, Pages from 93983 to 94002, registered in the Office of the Addl. District Sub-Registrar , Bhaktinagar, in the name of NILMADHAV VYAPAAR PRIVATE LIMITED , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Nirajan Lal Singhal
n. L.R. Khatian No. 1187, Area: 0.66 Acre, Classification: Dahla/Bastu, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company.
o. GST Certificate of Nilmadhav Vyapaar Private Limited , vide No. 19AAFNC1381BIZP.
p. Land Use Certificate, vide memo No. 922/Raj/PS/PL Dated 09.10.2018, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal, issued by Rajganj Panchayat Samity.
q. Sanctioned Building Plan vide Memo No. 922/RAJ/PS/PL, duly approved by Rajganj Panchayat Samity, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal.
r. Up to date Dabgram 1 Gram Panchayat Holding Tax Receipt, vide receipt No. 9489, in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal
s. Trade License vide no. 21/2019-2020 , up to 31 st March , 2020, as a Builder , in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal Son of Late Nirajan Lal Singhal
t. Up to date Land Khajna Receipt being receipt No. L&LR/SBP M 8146865, for 0.66 Acre, year 1426 (BS) in the name of Nilmadhav Vyapaar Private Limited , a Private

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limited company.
u. Up to date Electric bill vide Receipt No. 127603953709, in the name of Nilmadhav Vyapaar Private Limited
v. Company Master Data of NILMADHAV VYAPAAR PRIVATE LIMITED , a Private limited company, bearing CIN No. U74900WB2015PTC209018, having its registered office C/o Anil Kumar Singhal , Ground Floor , Golden Plaza , Burdwan Road, Siliguri , Dist- Darjeeling, WB, Pin-734001.
w. Online Khatian & Plot Information , Khatian No. 1187, Plot No. 29, Area : 0.66 Acre, Classification : Bastu, in the name in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal
x. Online Search Receipt in the name of Owners predecessor in interest, obtained from Registrar of Assurance-III, Kolkata, District Sub- Registrar, Jalpaiguri & Additional District Sub- Registrar, Bhaktinagar.
y. Online e-Court Searching receipts in the name of Owners predecessor in interest obtained from the Ld. Civil Judge, Senior Division & Ld. Civil Judge, Junior Division at Jalpaiguri.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.



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limited company.
u. Up to date Electric bill vide Receipt No. 127603953709, in the name of Nilmadhav Vyapaar Private Limited
v. Company Master Data of NILMADHAV VYAPAAR PRIVATE LIMITED , a Private limited company, bearing CIN No. U74900WB2015PTC209018, having its registered office C/o Anil Kumar Singhal , Ground Floor , Golden Plaza , Burdwan Road, Siliguri , Dist- Darjeeling, WB, Pin-734001,
w. Online Khatian & Plot Information , Khatian No. 1187, Plot No. 29, Area : 0.66 Acre, Classification : Bastu, in the name in the name of Nilmadhav Vyapaar Private Limited , a Private limited company, represented by its director namely Sri Mukesh Kumar Singhal.
x. Online Search Receipt in the name of Owners predecessor in interest, obtained from Registrar of Assurance-III, Kolkata, District Sub- Registrar, Jalpaiguri & Additional District Sub- Registrar, Bhaktinagar.
y. Online e-Court Searching receipts in the name of Owners predecessor in interest obtained from the Ld. Civil Judge, Senior Division & Ld. Civil Judge, Junior Division at Jalpaiguri.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.



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SCHEDULE OF THE PROPERTY (IES)

(Consolidated Land Schedule as per Building plan:

All that piece and parcel of vacant Land measuring 66 Decimal or 0.66 Acre, appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211, corresponding to L.R. Plot No. 29, recorded in RS Khatian No. 412, 413, 414, 415, 416 & 417, corresponding to LR Khatian No. 1187, Situated within Mouza Dabgram, J.L. No. 02, Sheet No. 3, Pargana -Baikunthapur, PS Bhaktinagar, Registry office at Additional District Sub-Registrar Bhaktinagar, District – Jalpaiguri, in the State of West Bengal.

The said land is butted and bounded as follows :

North: Sold Land of S. L. Agarwal ,

South: 60 ft wide B.S.F. Road,

East : Land of Namgyal Dolkar ,

West : Land of Sed-Guyed Buddhist Research Training Centre.

Date: 22.07.2019

Place: Siliguri

Rajneesh Tripathi

(RAJNEESH TRIPATHI)
Signature of the Advocate

RAJNEESH TRIPATHI



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Dist: Darjeeling, W.B.

E-mail: nachiraj1979@gmail.com

Contact No. : 8145900472 / 7908084386

Ref:

Date: 22.07.2019

Bill No. -JULY/PROJECT TIE UP/0003/2019

Date : 22.07.2019

To,
Shri Mehul Mittal, Director of,
Nilmadhav Vyapaar Private Limited,
BSF Road, Bikash Nagar, Salugara,
Pin- 734008, District – Jalpaiguri
Phone No. 9933311100,

BILL FOR MASTER TIR

Sl. No.	Customer Name	Deed Number	Rate.	Amount
1.	"NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata - 700016, W.B.,	Total Fourteen Deeds I- 3661/1981, 3719/1992, 3724/1992, 5182/1992, 4879/1994, 610/1995, 345/2007, 344/2007, 1623/2007, 1624/2007, 1625/2007, 1626/2007, 4378/2016, 5061/2016,	Rs. 3500.00 X 14 = Rs. 49,000.00	Rs. 49,000.00
2.	Certified copy of Title Deeds	Deed No. 4378/2016 & 5061/2016	Rs. 3000.00 X 2 = Rs. 6000.00	Rs. 6000.00
Total Rupees Fifty Five Thousand only.				Rs. 55,000.00

Pan No. AHJPT1174E, Vendor Id-RAJN5748088
Account No. (SBI-Ektiasal Branch):
30651471646 (Savings), IFSC Code: SBIN0006509

Rajneesh Tripathi

(Rajneesh Tripathi)

Advocate, Siliguri.

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Dist: Darjeeling, W.B.
E-mail: nachiraj1979@gmail.com
Contact No. : 8145900472 / 7908084386

Ref:

Date: 22.07.2019

To,
Shri Mehul Mittal, Director of,
Nilmadhav Vyapaar Private Limited,
BSF Road, Bikash Nagar, Salugara,
Pin- 734008, District – Jalpaiguri
Phone No. 9933311100,

Sub: Additional safeguard to protect the interest of Landlords in respect of above mentioned Properties belong to "NILMADHAV VYAPAAR PRIVATE LIMITED", a Private Limited Company, bearing CIN No. U74900WB2015PTC209018, having its registered office at 95A, Park Street, Room No. 1, PO & PS Park Street, Kolkata -700016, W.B.,

With reference to my TIR Dated 22.07.2019 on the captioned property, it is also observed that the area mentioned in Deed No. 3719 & 3724 both for the year 1992 is 3.23 ½ Decimal which is actually 3.23 ¼ Acres or 323 ¼ Decimal & Plot No. 53, 54, 53/204, 54, 55/209, 55/201, 55/211, 56/216, 60/222 of Khatian No. 33/1 54 which is actually should be shown as Plot No. 53, 54, 53/204, 55, 55/209, 55/201, 55/211, 56/216, 60/222 of Khatian No. 33/1 54 in the then Deeds.

However, later on it was already corrected in further deeds. But it is my opinion one declaration of Deed should be executed to rectify this mistake.

It is also pertinent to mention here that one word " of RS " on Page – 8 & 9 of Schedule of land, was unnecessary typed on both Deed No. 4378 & 5061 both for 2016, respectively. Although it is not affect the title of land, but may be rectified.

Therefore, you are requested to arrange to execute one declaration of Deed, to resolve the ambiguity (which reflect on above mentioned Deeds), to be happened in future.

This is for your information and necessary action.

Yours faithfully,

Rajneesh Tripathi

(Rajneesh Tripathi)
Advocate, Siliguri.