

SEARCH REPORT

PRABHU DARSHAN PRIVATE LIMITED
FOR HOUSING PROJECT

TITLE INVESTIGATION REPORT (TIR)

Mortgaged property under search: -

A piece and parcel of Bastu Land, measuring about 186.76 decimal /112 cottahs approx,[where 49.26 decimal /49 Decimal] Bastu land stands under L.R.Dag No.1145; 62 decimal Bastu land stands under L.R Dag No 1146; 69 decimal Bastu land stands under L.R Dag No- 1226; 06 Decimal Bastu land stands under L.R Dag No 1228; 0.50 decimal of Bastu land stands under L.R Dag No 4695) under Mouza - Rasapunja, J.L.No. 15, Touzi No.351, Pargana - Balia, L.R.Khatian No 4247 (Previous L.R Khatian No 1743/1), along with all accession of the above Bastu land where a residential housing project of Prabhu Darshan Developers Pvt. Ltd. named "**PRABHU ORCHAD**" consisting of proposed 192 flats stands on 6(six) number of Blocks (At present, Brick works are completed for 128 Number of flats out of proposed 192 flats, stands only on 4(four) Blocks) and the aforesaid Housing Project is being developed and/or constructed within 6 (six) Blocks with a rapid force over the above land , lying and situate on the aforesaid land , within the limit of the Local Authority, ie Rasapunja Gram Panchayat, Police Station - Bishnupur, District - South 24 Paganas, West Bengal

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DATE:- 19/03/2018

To,
The Chief Manager
State Bank of India,
SME Branch, New Alipore
63 Nalini Ranjan Avenue
Kolkata 700 053

Dear Sir,

Annexure-B

Annexure-B:- Report of Investigation of Title in respect of Immovable Property

(All columns/ items are to be completed by the Panel Advocate)

1.	a) Name of the Branch/BU seeking Opinion	SME Branch, New Alipore, 63, Nalini Ranjan Avenue, Block -G, New Alipore Kolkata - 700 053.
	b) Reference No and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Bank reference letter RMME/ADV/2017-18/526, issued by RE, Gautam Kr. Dutta and also the instruction and the primary documents handed over to me by the bank. Last document of current Property tax receipts issued by the Panchayat handed over on 14.03.2018 for this T.I.R.
	c) Name of the Borrower	PRABHU DARSHAN DEVELOPERS PRIVATE LIMITED Represented by its Directors Sri Haradhan Ghosh and Sri Darshil Shaw Registered Address: 13/2B, N.N.Ghosh Lane, P.S- Regent Park, Kolkata - 700 020
2.	a) Name of the Unit/ Concern/ Company/ Person offering the Property/ (ies) as Security	Prabhu Darshan Developers Pvt.Ltd represented by its Principal Director Sri Haradhan Ghosh
	b) Constitution of the Unit/ Concern/ Person/ body/ authority offering the property for creation of charge	Prabhu Darshan Developers Pvt.Ltd, a Private Limited Company and intend to extend the charge further in


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		respect of the above property in favour of the State Bank of India.
c) State as to under what capacity is security offered. Whether as joint applicant or borrower or as guarantor, etc]		Prabhu Darshan Developers Pvt.Ltd as a Borrower offered the property above as security.
3. Complete or full description of the immovable Property/ies offered as security for creation of mortgage whether equitable/ registered mortgage	<p>A piece and parcel of Bastu Land, measuring about 186.76 decimal /112 cottahs approx,(where 49.26 decimal [49 Decimal] Bastu land stands under L.R.Dag No.1145; 62 decimal Bastu land stands under L.R Dag No 1146; 69 decimal Bastu land stands under L.R Dag No- 1226; 06 Decimal Bastu land stands under L.R Dag No 1228; L.R.Dag No 1144 and 0.50 decimal of Bastu land stands under L.R Dag No 4695) under Mouza - Rasapunja, J.L.No. 15, Touzi No.351, Pargana - Balia, L.R.Khatian No 4247 (Previous L.R Khatian No 1743/1), along with all accession of the above Bastu land where a residential housing project of Prabhu Darshan Developers Pvt. Ltd. named "PRABHU ORCHAD" consisting of proposed 192 flats stands on 6(six) number of Blocks (At present, Brick works are completed for 128 Number of flats out of proposed 192 flats, stands only on 4(four) Blocks) and the aforesaid Housing Project is being developed and/or constructed within 6 (six) Blocks with a rapid force over the above land, lying and situate on the aforesaid land, within the limit of the Local Authority, ie Rasapunja Gram Panchayat, Police Station - Bishnupur, District - South 24 Paganas, West Bengal</p>	
a) Survey No		Mouza - Rasapunja, J.L.No. 15, Touzi No.351, Pargana - Balia, L.R.Khatian 4247.
b) Door / House No(In case of House property)		Nil
c) Extent /Area including plinth/ built up area in case of House Property		A newly Constructed Housing Project under the name and style "PRABHU ORCHAD" on the land which is also surrounded by Boundary Wall.
d) Locations like name of Place, Village, City, Registration, Sub-District etc Boundaries		Place :- Rasapunja, Police Station :- Bishnupur within the Jurisdiction of the Rasapunja Gram Panchayat, ADSR - Bishnupur
v) Boundaries		<p>North- by R.S.Dag No.1754(P) & R.S.Dag No. 1752</p> <p>South:- by R.S.Dag No. 1822 (P) 1823 & R.S.Dag No. 1824(P)</p> <p>East- by R.S.Dag No.1749 & P.W.D Drain</p> <p>West- by R.S.Dag No.1821,1758 & R.S.Dag No. 1754 (P)</p>

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4. a) Particulars of the documents scrutinized Serially and chronologically-
 b) Nature of documents verified as to whether they are originals or certified copies or registrations extracts duly certified.
 Note:-Only Originals or Certified extracts from the registering/ land/ revenue/ other authorities to 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.	14.08.2012	Title Deed No. 5455/2012	Photocopy /	Yes
2.	18.08.2013	Parcha in the name of Prabhu Darshan Devlopers Pvt.Ltd issued by B.L.R.O	Photocopy /	Yes
3.	26.02.2014	Conversion from ADM and DL& LRO to Pharma India Pt ltd vide a memo no 570/39/1023/p/13	Photocopy /	Yes
4.	27.03.2012	Sanction Plan being No 11/141/KMDA issued by South 24 Parganas Zila Parishad	Photocopy	Yes
5.	04.01.2008	Acknowledgement the deposit of fees,made by Pharma india Pvt ltd to D.E, South 24 Parganas Zilla Parishad for sanctioning and/or Technical approval the proposed		

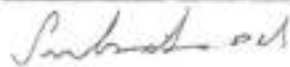
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6.	11.09.2008 /	Building plan upto G+4 Tax paid before Local Authority		
7.	28.02.2018 /	Property tax receipt issued by the Panchayet in the name of Prabhu Darshan Developer Pvt.Ltd.		
8.	05.03.2018 /	Current Khazna paid before BLRO in the name of Prabhu Darshan Pvt.Ltd.		

N.B ...

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 receipts along with the TIR)
- b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's
- The certified copy of original title Deeds are obtained. /
- b) Yes all the pages of the Title Deeds have been verified with original documents.



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	<p>office have been verified page by page with the original documents submitted?</p> <p>c) 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.</p> <p>[In case original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously].</p>	Not applicable
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.	All documents have been collected from the concerned BI& LRO Office. /
	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	Not possible, at this stage in West Bengal thorough portal search. /
7	a) Property offered as security falls within the Jurisdiction of which sub-registrar office ?	ADSR Bishnupur /
	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	DSR- Alipore, ADSR Bishnupur, RA, Kolkata Registration Offices. /

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registrar / registrar - general. If so , please name all such offices

c) Whether search has been made at all the offices named at (b) above?

Yes

d) Whether the searched in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?

No ✓

R Chain of Titles 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

1. Land 07 decimal vide Deed No. 4311/1996

(1) Sri Joydev Ray (2) Sri Mohadev Ray & (3) Sri Basudev Ray all are sons of Late Sanyashi Ray (4) Smt Laxmi Bala Naskar wife of Ananda Naskar (5) Smt Bhukibala Mondal wife of Sri Mahadev Mondal (6) Smt Parulbala Naskar wife of Mathar Naskar (7) Smt. Amala Ray, widow of Late Sahadev Ray, seized and possessed of land measuring about 07 decimal under R.S.Dag No.1822 R.S.Khatian No.2274,2261,1008,1844,1619,2630,1048.3 respectively, Mouza -Rasapanja - Pargana Balia P.S.- Bishnupur , District South 24 Parganas. Transferred the above land to Pharma India P.Ltd which was registered before ADSR at Bishnupur and also recorded in book No.1, volume No. 46, Pages 219-228 being Deed No.4311/1996

2. Land 5 Decimals or 3 Cottah vide Deed No. 4312/1996

1) Abbas Gazi (2) Tafur Gazi (3) Gafur Gazi (4) Judge Ali Gazi (5) Moktar Gazi all sons of Late Harmuj Gazi (6) Ashraf Gazi (7) Mohammed Gazi, (8) Samad Gazi all are sons of Late Mahabbat Gazi were the absolute owners in respect of sari land measuring about 5 decimals or 3 cottah under R.S. Dag no.1822 and R.S.Khatian 631 transferred or sold the land to Pharma India (P) Ltd. by way of a sale deed, registered before ADSR Bishnupur and recorded in Book No.1, volume No.46, Pages 229-236 being Deed No.4312/1996

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3. Land 26 decimals vide Deed No.2163/1995 ✓

Mahadev Ray the owner of 4 decimals of land under R.S.Dag 1822, R.S.Khatian 2274
 Sahadev Ray the owner of 4 decimals of land died intestate leaving behind him his wife
 and minor daughter Sudipta Ray under R.S.Dag No.1822, R.S.Khatian 2961
 Basudev Ray the owner of 4 decimals of land under R.S.Dag No.1822 and R.S.Khatian
 No.1858, Parul Bala Naskar was the owner of 4 decimals of land under R.S.Dag
 No.1822, R.S.Khatian 1619, Laxmi Bala Nasakar the owner of 3 decimals of land
 under R.S.Dag No.1822 R.S.Khatian No.2630 Smt Janakibala Mondal was the owner
 of Land measuring about 3 decimals comprised in R.S. Dag No.1822 and R.S.Khatian
 no.1048.5; Jaydev Ray was the owner of land measuring about 4 decimals in R.S.Dag
 No.1822 and R.S.Khatian no.1008 totaling land measuring about 26 decimals.

Thereafter Mahadev Ray, Amala Ray for self and natural guardian of Minor Sudipto
 Ray, Sahadev Ray, Basudev Ray, Parul Bala Naskar, Laxmi Bala Nasakar, Smt
 Janakibala Mondal, Jaydev Ray jointly sold the aforesaid 26 decimals of land to
 Pharma India (P) Ltd by a Sale Deed which was registered before the A.D.S.R
 Bishnupur and entered in the Book No. 1, Volume no.24, Pages 205 to 216.

4. Land 4 decimals vide Deed No.2333/1995 ✓

One Gopal Naskar was the previous owner of a land measuring about 36.25 decimal
 comprised in J.L.No. 15, R.S.No.92, Touzi No. 351, R.S.Dag No. 1754, R.S.Khatian No.
 101, Mouza Rasapunja, Pargana - Bafia, Police Station - Bishnupur, District -South 24
 Parganas. Said Gopal Naskar transferred 4 decimals of land among the total plot of land in
 favour of Maxwell Handlings, a partnership firm by virtue of a sale deed which was
 registered before A.D.S.R - Bishnupur and recorded in Book no. 1, Volume no.- 43, Pages
 349-354, being Deed No.4459 for the year 1992. The said Maxwell Handlings sold the land
 to Pharma India Private Limited by a sale of deed registered at A.D.S.R - Bishnupur,
 entered in Book No.-1, Volume No.- 29, Pages 1-8,being Deed No.2333 for 1995

5. Land 5 cottah vide Deed No.2334 and 2336 of 1995 ✓

One Ujjal Dutta was the previous owner of a land measuring about 4 Cottah of Dag No.
 1743 of R.S.Khatian No. 46, Mouza - Rasapunja. Said Ujjal Dutta transferred the land in
 favour of Maxwell Handlings by a sale deed, registered before ADSR -Bishnupur,

Sudipto Ray

25/12/2012

At 10.

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recorded in book No.1, Volume No.158 Pages 198-207 being No. 7765 of 1988. The said Maxwell Handlings transferred the land to Pharma India Private Limited by a sale deed being No. 2334/1995

By Sale Deed No. 2336 of 1995 the said Pharma India Private Limited became the owner of further land measuring about 1 cotta at R.S.Khatian No. 57, Dag No. 1824, at Mouza - Rasapunja.

6. Land 6 decimal vide Deed No.2337/1995

Aforesaid Md.Abbas Gazi and 7 others sold the land measuring 6 decimal of Dag No. 1653 of R.S.Khatian No. 46, Mouza - Rasapunja to Maxwell Handlings and the Maxwell Handlings transferred to Pharma India Private Limited by a sale deed being no.2337/1995

7. Land 3 cottah 10 chittak vide Deed No.2338/1995

Aforesaid Harmuj Ali died and his property devolved upon Abbas Gazi, Tafur Ali Gazi, Gafur Ali Gazi, Judge Ali Gazi, Moktar Ali Gazi, Asraf Ali Gazi, Mohammed Gazi, Sumal Gazi all are sons of Harmuj Gazi sold the land measuring about 2 cottah 10 chittak of Dag No.1824 R.S.Khatian 57 and and land measuring about 1 cottah of Dag No. 1753 R.S.Khatian No.46 at Mouza - Rasapunja to Maxwell Handlings by a Registered sale Deed being no. 18076 of 1988 and recorded in Book No.1, Volume No. 308, Pages 330-347. said Maxwell Handlings sold the total land measuring about 3 cottah 10 chittak land, to Pharma India Pvt.Ltd by a Registered Sale Deed Being No. 2338/1995

8. Land 3 cottah vide Deed No.2339/1995

Jagadarama Debi was the previous owner of land measuring about 3 cottah of Dag No.1753, R.S.Khatian No. 46 of Mouza - Rasapunja, and sold the said land to Maxwell Handling by a registered sale deed being No. 7766 for 1988 and the said Maxwell Handling sold the said land to Pharma India Pvt.Ltd by a Registered Sale Deed Being No. 2339/1995

9. Land 30 Decimal vide Deed No.2340/1995

Sukumar Naskar and Arati Naskar the owners of land measuring 30 decimal of R.S.Dag No. 1753, Khatian No.46, Mouza - Rasapunja, sold the land to Tarun Datta by a deed being

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No.12860/1986 and registered at DSR - Alipore. Hereafter said Farm Datta sold the land to Maxwell Handling by a registered sale deed being no.18023/1986, registered at DSR- Alipore and recorded in Book No.- 1, Volume No. 362. Pages from 319 to 331. The said Maxwell Handling subsequently sold the said land to Pharma India Pvt.Ltd vide a Registered Sale Deed being No. 2340/1995 and recorded in Book No.1, Volume No.27, Pages 447-458.

10. Land 31 decimals vide Deed No.2341/1995

Kurani Mondal was the owner of land measuring about 31 decimal of Dag No.1822, R.S.Khatian 631, Mouza - Rasapunja sold the land to Maxwell Handling by a deed of Registered being No. 18022/1986 and registered before DSR - Alipore entered in Book No.1, Volume No.- 362, Pages 319-331 and after purchased the said Maxwell Handling sold the said land to Pharma India Pvt.Ltd vide a Registered Sale Deed being No. 2341/1995 and recorded in Book No.1, Volume No.27, Pages 459-468

11. Land 33 decimals vide Deed No.2342/1995

One Gopal Naskar was the owner of the land measuring about 38.5 decimals of R.S.Dag No.1754, R.S.Khatian no.46 at Mouza - Rasapunja, sold 33 decimals among his total land to Barun Datta by a sale deed registered at ADSR Bishnupur, being Deed No.4507/1986 and the said Barun Datta sold the land to Maxwell Handling by deed no.18378/1986 which was recorded in Book No.1, Volume No. 343, Pages 388-407 the said Maxwell handling sold the land to Pharma India Pvt.Ltd by a Registered Deed of sale Being No.2342/1995

12. Land 15 decimals vide Deed No.2366/1995

Mohanlal Dutta the absolute owner of 15 decimal of land of Dag No.1752 of R.S.Khatian No.650, Mouza - Rasapunja sold to Maxwell Handlings by a sale deed registered at DSR - Alipore, entered in Book No.1, Volume No.- 158, Pages 189-197 being Deed no. 7764/1986 The said Maxwell Handlings after purchase the said land transferred 15 decimals among the total land to Pharma India Pvt.Ltd by a deed of sale being No.2366/1995 and recorded in Book No.1, Volume No. 26, Pages 237-244

13. Land 10.5 decimals vide Deed No.2335/1995

One Korban Ali Sardar and Gobinda Mohan Dutta were the owners of the land measuring

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about 16.50 decimal of Dag No.1752 and R.S.Khatian no.630, Mouza - Rasapunja sold the land measuring about 10.5 decimals to Maxwell Handlings by a sale deed being no. 7762/1988 at DSR - Alipore and said Maxwell Handlings sold the said 10.5 decimals of land to Pharma India Pvt.Ltd. which was registered before ADSR Bishnupur, being Deed No. 2335/1995 and recorded in Book No.-1, Volume no. 27, Pages 395 to 404

14. Land 25 decimals vide Deed No.8/2000 ✓

Chinmoy Naskar and Sunil Naskar were the owners of a land measuring about 25 decimals at R.S. Dag No.1754 and R.S.Khatian no.101 of Mouza - Rasapunja sold the land to Sunny Detergent Pvt.Ltd. by a Bangali Kobala being no.5384/1992. Thereafter by a Deed of exchange said Sunny Detergent Pvt.Ltd transferred the said 25 decimal of land to Pharma India Pvt.Ltd. which was registered before ADSR -Bishnupur, being Deed No. 8/2000 and recorded in Book No.-1, Volume no. 1, Pages 37 to 42

Thus, by the strength of the abovementioned Title Deeds of sale and/or Deeds of exchange M/s. Pharma India Pvt.Ltd. became the owner of the land measuring about 186.76 decimals and also mutated its name before the BLRO and also applied for conversion of the land into Commercial Bastu land before the Additional District Magistrate at Alipore. After conversion, Pharma India Pvt.Ltd. also obtained a Sanction building plan being Plan No. 11/141/KMDA dated 27.03.2012 from South 24 Parganas Zila Parishad which was duly approved by Rasapunja Gram Panchayat on 25.04.2012

Thereafter M/s. Pharma India Pvt.Ltd sold the land measuring about 186.76 decimal of land to M/s. Prabhudharshan Developer Pvt.Ltd by a sale Deed being No.5455/2012 before Additional Sub Registry Office Bishnupur and recorded in Book no.1, CD Volume No.15, Pages 3677-3712

The Previous Owner, M/s. Pharma India Pvt.Ltd, a private limited company has mutated its name before the BLRO and obtained the L.R Parcha when one L.R. Khatian no No.4247 instead of LR khatian 1743/1 has been allotted in favour of M/s. Pharma India Pvt.Ltd as a new owner of the land under Mouza Rasapunja. The Government of West Bengal Additional District Magistrate & District Land & Land Reforms Officer has issued a conversion certificate against the application dated 29.09.2011 on 26.02.2014 vide memo. No. 57(c)/30/1023/P/13 made by M/s.Pharma India Pvt.Ltd which proves that the nature of land has also been converted from Sal.

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	Dunga to Bastu. The present owner said Prabhu Darshan Developers Pvt.Ltd. now started to construct a residential housing project named "PRABHU ORCHAD" which is being developed /erected within 6 (six) Blocks over the said land. The above Housing Project consist of 192 flats where brick works are now completed for 128 flats out of 192 flats.	
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. Grantees/ Allottee etc.	Full ownership right
10	If Leasehold, whether	
	a) Lease Deed is duly stamped and registered	N.A
	b) Lease 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; 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
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission available.	N.A
12	If occupancy right, whether	Not applicable.
	a)such right is heritable and transferable	

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	b) Mortgage can be created.	N.A.P
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 reason for coming to such conclusion.	N.A.P
14	If the property has been transferred by way of gift / settlement Deed ; whether : a) the Gift / Settlement Deed is duly stamped and registered b) The gift / settlement Deed has been attested by two witnesses; c) The Gift/ Settlement Deed transfers the property to donee 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; e) Whether there is any restriction on the donor in executing the gift / settlement deed in question; f) Whether the Donee is in possession of the gifted property; g) Whether any life interest is reserved for the Donor or any other person any whether there is a need for any other person to join the creation of mortgage; h) Any other aspect affecting the validity of the title passed through the gift / settlement deed	Not applicable, the property is not a gifted property. N.A.P N.A.P N.A.P N.A.P N.A.P
15	a) In case of partition/ 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. b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon d) In respect of partition by a decree of court, whether such decree has become	N.A.P N.A.P N.A.P N.A.P

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	final and all other conditions/formalities are completed / complied with. 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.P.
16	Whether the title documents include any testamentary documents / wills? (a) in case of wills, whether the will is registered will or unregistered will? (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent Court? (c) Whether the property is mutated on the basis of will? (d) Whether the original will is available (e) Whether the original death certificate of the testator is available? (f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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.P. N.A.P. N.A.P. N.A.P.
17	(a) Whether the property is subject to any wakf rights? (b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties? (c) Precautions / Permissions, if any in respect of the above cases for creation of mortgage?	Not a Wakf Property. N.A.
18	(a) Where the property is a HUP/ 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.	N.A.

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	rights of female members etc.	
	(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	N.A.
	(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 so 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 law 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 restrictions for creation / enforcement of mortgage.	Not Applicable
	(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 purpose or otherwise, whether requisite procedure followed/ permission obtained.	N.A
21	Whether the property is affected by any local laws or other regulations having bearing on the creation security (viz.Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal 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	No

Subodh

22-11-2014

HIGH COURT
1/11/14

	with the Land Acquisition Office and the outcome of such search / enquiry	
23	<p>(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded ?</p> <p>(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?</p> <p>(c) Whether the title documents have any court seal / marking which points out any litigation / attachments / security to court in respect of the property in question ? in such case please comment on such seal / marking.</p>	<p>No. After Court Search, the information collected from the Ud 10th Civil Judge (Sr. Divn.) at Alipore, where it appears that no suit (Title Suit) has been filed against the owner M/a. Prabhu Darshan Developers Pvt. from 2007-2018</p> <p>N.A</p> <p>No</p>
24	<p>(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.</p> <p>(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?</p> <p>(c) Whether the person(s) creating mortgage has / have authority to create for and on behalf of the firm.</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
25	<p>Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization 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> <p>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.</p> <p>ii) If yes, whether the search of charges of</p>	<p>Not Applicable</p> <p>NO</p>

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HIGH COURT, CH

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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) ?

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) ?

If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?

Yes/No

26 In case of Societies, Association, the required authority / power to borrower and whether the mortgage can be created, and the requisite resolutions , bye laws.

N.A.

27 (a) Whether any POA is involved in the chain of title ?

NA

(b) Whether the POA is involved 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.

NA

(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 / Authorised 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)

NA

NA

(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with

NA

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<p>the original POA.</p> <p>(e) In case of Common POA (i.e POA other than Builder's POA) please clarify the following clauses in respect of POA.</p> <p>i. Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii. Whether the POA is a registered one?</p> <p>iii. Whether the POA is a special or general one?</p> <p>iv. Whether the POA contains a specific authority for execution of title document in question?</p> <p>(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?)</p> <p>(g) Please comment on the genuineness of POA?</p>	<p>N.A</p> <p>N.A</p> <p>N.A</p>
<p>28 (h) <u>The unequivocal opinion on the enforceability and validity of the POA ?</u></p> <p>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.</p>	<p>NA</p>
<p>29 If the property is a flat / apartment or residential / commercial complex, check and comment on the following :</p> <p>(a) Promotor's / Land owner's title to the land / building ;</p> <p>(b) Development Agreement / Power of Attorney ;</p> <p>(c) Extent of Authority of the Developer / Builder ;</p> <p>(d) Independent title verification of the Land and/ or building in question;</p> <p>(e) Agreement for sale (duly registered)</p> <p>(f) Payment of proper stamp duty;</p> <p>(g) Requirement of registration of sale agreement, development agreement , POA ,etc.</p>	<p>The property is a partially commercial and partially residential building , the building made by the Borrower Company itself.</p>

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HIGH COURT, CA
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	<p>(n) Approval of building plan, permission of appropriate/ local authority, etc.</p> <p>(o) Conveyance in favour of Society / Condominium concerned ;</p> <p>(p) Occupancy Certificate / allotment letter/ letter of possession;</p> <p>(q) Membership details in the society etc;</p> <p>(r) Share Certificates;</p> <p>(s) No-objection-Letter from the society;</p> <p>(t) All legal requirements under the local / Municipal laws, regarding ownership of flats/ Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc;</p> <p>(u) Requirements, for noting the Bank Charges on the records of the Housing society, if any ;</p> <p>(v) If the property is a vacant land and construction is yet to be made , approval of lay out and other precautions , if any;</p> <p>(w) Whether the numbering pattern of the units/ flats tally in all documents such as approved plan, agreement plan etc.</p>	
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.	N.A
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.	N.A
32	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Yes. Current Property tax and khakna recently paid by the recorded owner Prabhu Darshan Pvt.Ltd.
33	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required / obtained	NA NA
34	Details of RTC extracts / mutation extracts / Katha extracts pertaining to the property in question	Yes , mutation has already been made in the name of Prabhudarshan Developer Private Limited before the B.L.R.O and Rasapurja Gram Panchayat for the total land

Subhash

SURAT
HIGH COURT, CA-103
1/318/2017/106

35	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal / Village records?	measuring 186.76 decimal Yes
36	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation / partition of the property is legally valid? (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, the property is clearly demarcated. b) Yes; c) On spot inspection dated 16.02.2018, no hindrance is seen for access to the said land /proposed building.
37	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	No discrepancy is found a) Yes b) No c) No d) Nil
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 discrepancy, the said property is clearly demarcated as per the boundaries mentioned.
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 plans are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate)	Valuation Report is supplied and on record
40	Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp	No there is no restriction for extension of mortgage. The said property has already been mortgaged by way of E.M before the

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HIGH COURT

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<p>41 <u>duty etc.</u> Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? Property is SARFAESI compliant (Y/N)</p>	<p>bank. Yes, bank may enforce the SARFAESI Act.</p>
<p>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 or certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.</p>	<p>Original Title Deed being No.5455/2012 exist and at present in the custody of SBI, Sme, Alipore</p>
<p>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.</p>	<p>N.A.P</p>
<p>44 Additional aspects relevant for investigation of title as per local laws.</p>	<p>N.A.P</p>
<p>45 Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.</p>	<p>See my opinion Annexure "C"</p>
<p>46 The specific persons who are required to create mortgage/to deposit documents creating mortgage.</p>	<p>Prabhu Dashan Developer Pvt ltd is the owner of the above land property as well as the borrower company now intend to extend the mortgage for a further period in favour of SBI.</p>
<p>47 Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.</p> <p>Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,</p> <p>Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?</p>	<p>Not applicable</p>

Subhash

21/06/2017
HIGH COURT
KOLKATA

SEBRATA DAS
ADVOCATE
Bar Association, Room No.13 (C.B); High
Court, Calcutta

OFFICE
C/O G. BRAHMA, 18, Old Post Office
Street, Right Wing 1st Floor, Room No -
43C, Kolkata 700001
(M) 98307 01439
Email : gbrahmashe@rediffmail.com

ANNEXURE - "C"

CERTIFICATE OF TITLE

Prabhudharshan Developers Private Limited, a Private Limited Company represented by its Directors Sri Haradhan Ghosh and Sri Dashil Shaw, become the new owner of the aforesaid landed property measuring about 186.76 decimals of land. After purchasing the property together with a sanction building plan from the previous owner of the land Pharma India Pvt Ltd, the abovenamed new owner mutated its name before the ELRO Office and also before the Gram Panchayet and also started to develop the land into a G+IV storied building over the described land according to the plan sanctioned by the South Twenty Four Parganas Zilla Parishad and Rasapunja Gram Panchayet.

On 16.02.2018, one spot inspection was made by me in presence of R.E of the Bank, i.e Sri Gautam Kumar Dutta and some of the employees of the borrower company. I found that one House building project named "Prabhu Orchard" and/or one big construction for G+IV storied building, was being constructed and/or developed with a full swing mainly in the four blocks out of six blocks and the progress of the construction work was running smoothly on the said land as per sanction plan. I also found that the brickworks were completed for 4 (four) blocks only out of 6 blocks where the Brick works were completed for 128 Number of flats out of proposed 192 flats in total. Upon my query, the borrower and owner of the land has failed to produce the current tax receipts and khazna in its name at the time of spot inspection, however the borrower / owner of the land has supplied the requisite documents relating to the concerned tax of the property on 14.03.2018.

Subrata Das

SEBRATA DAS
ADVOCATE
HIGH COURT, CAL
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The owner of the land has apprised me that the said land has already been mortgaged before the SBI, Alipore and the Title Deed of the land, ie Title Deed 5455 for 2012 is lying with the SBI,SME, Alipore Branch. I enquired about the ROC Charge for the aforesaid mortgaged property where I have been apprised that the charge has already been created before the ROC by Charge I.D.No. 10561745

It is observed that the building plan has been sanctioned in the name of Pharma India Pvt.Ltd who has sold the property along with the building sanctioned plan being Plan No. 11/141/KMDA dated 27.03.2012 to the present owner Prabhu Darshan Pvt.Ltd. Hence I advise the bank as an additional precaution, to obtain a revised sanction plan from the concerned authority in the name of present owner if the same is not obtained in the mean time by the bank.

Upon perusal the documents and spot inspection, I do not find any discrepancy relating to the Title of the property and as such I opine that the property is free from all encumbrances, the property is also fit for extension of equitable mortgage. The bank may extend the mortgage and should obtain the following documents before creation / extension of mortgage :-

1. The Photocopy of all link deeds (as mentioned in the Chain of Title para 8 of this T.I.R) in addition to the Original Title Deed being No 5455/2012
2. Current tax receipt and khazna receipt
3. Sanction Plan

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*please specify the kind of 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 Registered/ Equitable Mortgage is

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HIGH COURT
17/03/2012

_____ it will satisfy the requirements of creation of Registered/ 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 C 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, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness 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 1988 to 2018 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 (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not

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HIGH COURT, DELHI
F/318/2017/100

applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, Shri/Smt/M/s. Prabhudarshan Developers Pvt.Ltd,

9. I certify that Shri/ Smt/ M/s. Prabhudarshan Developers Pvt.Ltd has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds 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, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

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.

SCHEDULE OF THE PROPERTY (IES)

A piece and parcel of Bastu Land, measuring about 186.76 decimal /112 cottahs approx, [where 49.26 decimal [49 Decimal] Bastu land stands under L.R.Dag No.1145; 62 decimal Bastu land stands under L.R Dag No 1146; 69 decimal Bastu land stands under L.R Dag No- 1226; 06 Decimal Bastu land stands under L.R Dag No 1228; L.R.Dag No 1144 and 0.50 decimal of Bastu land stands under L.R Dag No 4695) under Mouza - Rasapunja, J.L.No. 15, Touxi No.351, Pargana - Balia, L.R.Khatian No 4247 (Previous L.R Khatian No 1743/1), along with all accession of the above Bastu land where a residential housing project of Prabhu Darshan Developers Pvt. Ltd. named "PRABHU ORCHAD" consisting of proposed 192 flats stands on 6(six) number of Blocks (At present, Brick works are completed for 128 Number of flats out of proposed 192 flats, stands only on 4(four) Blocks) and the aforesaid Housing Project is being developed and/or constructed within 6 (six) Blocks with a rapid force over the above land , lying and situate on the aforesaid land , within the limit of the Local Authority, ie



DEVELOPER

DEVELOPER

Baspanja Gram Panchayat, Police Station - Hishwapur, District - South 24
Parganas, West Bengal

Place : *Kulanda*



Signature of the advocate

Date : *19.13.2017*

SUBRATA DAS
Advocate
HIGH COURT, CAL CUTTA
F/318/357/00

Annexure-C1

Certificate of Title on the Basis of Certified copies of the Title Deeds

I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property ~~(ies)~~ to be offered as security by way of *Registered/ Equitable/English Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered/ Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

(*please specify the kind of mortgage)

2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and

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 on production of the original title deeds. 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 1988 to



SUBRATA Iyer
Advoc.
HIGH COURT, Calcutta
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2007 pertaining to the Immovable Property/(ies) covered by above said Certified copies 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 (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/ Smt/M/s. **Prabhudarshan Developers Pvt.Ltd.**

9. I certify that Shri/ Smt/ M/s. **Prabhudarshan Developers Pvt.Ltd.** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage.

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTIES

A piece and parcel of Bastu Land, measuring about 186.76 decimal /112 cottahs approx,(where 49.26 decimal [49 Decimal] Bastu land stands under L.R.Dag No.1145; 62 decimal Bastu land stands under L.R Dag No 1146; 69 decimal Bastu land stands under L.R Dag No- 1226; 06 Decimal Bastu land stands under L.R Dag No 1228; L.R.Dag No 1144 and 0.50 decimal of Bastu land stands under L.R Dag No 4695) under Mouza - Rasapunja, J.L.No. 15, Touzi No.351, Pargana - Balia, L.R.Khatian No 4247 (Previous L.R Khatian No 1743/1), along with all accession of the above Bastu land where a residential housing project of Prabhudarshan Developers Pvt. Ltd. named "PRABHU ORCHAD" consisting of proposed 192 flats stands on



SUBRATA Das
Advocate
HIGH COURT, CALCUTTA
F/318/317/08

total number of Blocks (At present, Brick works are completed for 128 Number of flats out of proposed 192 flats, stands only on 4 (four) Blocks), and the aforesaid Housing Project is being developed and/or constructed within 6 (six) Blocks with a rapid force over the above land, lying and situate on the aforesaid land, within the limit of the Local Authority, i.e. Rasipurja Gram Panchayet, Police Station - Bishnupur, District - South 24 Parganas, West Bengal

Place :- *Kolkata*

Date :- *19.03.2018*

Subrata D.

Signature of the Advocate

SUBRATA D.
Advocate
HIGH COURT, CALCUTTA
F/318/317/BB

Enclosed: - Search Receipt & Others

A. RA, Kolkata

Application No. REGN X 724149 dated 26.02.2018 for 1989-2002
Application No.
dated 19.03.2018 from 2002-2018, manual and Computer Search

B D.R - Alipore and A.D.S.R - Bishnupur

REGN X 10585 dated 27.02.2018 from 1989 - 2002 and Application
No. 1613001265/1613001266,1613001267 for the period 2008-2018
dated 26.02.2018 by manual and computer search for 30 years
search.

**C. 1(one) no. of Court Search receipt from Ld. 10th Civil Judge (Sr. divn.)
at Alipore from (2007 - 2018) Dated 23.02.2018**

No. REGN X

502185

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 10585
- 2. Date of application..... 27/2/18.
- 3. Search for the year(s)..... 1989 - 18.
- 4. Name of office to which the record to be searched or inspected relates..... D.T. Bot Sarupur.
- 5. Name of person or property to be searched..... M - Raspariya.
- 6. Nature of document.....
- 7. Particulars of record in bold type (Year, number, book, volume and page in the case of registered document)..... 10 - 10585 K1 - 46.
- 8. From whom received..... S. D. M. S.
- 9. Fees paid under Article--
 F (1) (i)..... 60/-
 F (1) (ii).....
 F (2).....



No. REGN X 724149

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 25248
- 2. Date of application..... 26-2-18
- 3. Search for the year(s)..... 1388-07
- 4. Name of office to which the record to be searched or inspected relates..... R.A.
- 5. Name of person or property to be searched..... D.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M-Rasabunji, R.H-46, R.A.8-175
- 8. From whom received.....
- 9. Fees paid under Article--
 - P (1) (i)..... 16/- S-Dar.
 - P (1) (ii).....
 - P (2).....

Registrar of.....

APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the applicant	Name of information required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks
1 RS	Subash Das Bhadrabad	Shoffan say Title Suit Govt vs. P. S. Rajgopal Title against say P. S. Rajgopal Bhadrapur. Pt. No. 13/25, N. N. 4/194 Tow. P. S. Rajgopal. Govt. vs. P. S. Rajgopal On Report of Manza - P. S. Rajgopal Rs. Kh - 46.57, 101, 531, 550, 1008, 104/2, 1619, 1952, 2274, 2632/194, Rs. Dng - 1253, 1754, 1922, 1924 1952. P. S. Rajgopal. Govt. vs. P. S. Rajgopal Shoffan say Title - 2007 - 2018 & 2019 On file Court of 12 to 16 Civil Judge (S. B. D.) at Alipore. Of on file Govt. vs. Rajgopal.	23/10/15	[Signature]	[Signature] CIVIL JUDGE (S. B. D.) 10TH COURT, ALIPORE SOUTH 24 PARAGANAS SEPT/15

Fee for Searching Fee fixed so as to leave half amp over the pricked line



Government of West Bengal
Office of the BISHNUPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 155B

Registration No: 26-02-2018

Serial No of Application	1613001265/2018	Search No	1613001265/2018
Search for the Years	From 2017 To 2018	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Raspuj, Plot No: LR-01754		
From whom Received	Mr S Das		

Fees Paid under Articles F1(i) 2/- F1(ii) 1/-

Search Result: No Record Found

(Mr Debashis Kumar Basu)
A.D.S.R. BISHNUPUR
OFFICE OF THE A.D.S.R. BISHNUPUR
Asstt. (No. 1) Sub-Registrar
Bishnupur 24 Pgs.(S)

Government of West Bengal
Office of the BISHNUPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1598

Date of Application: 26-02-2018

Serial No of Application	1813001266/2018	Search No	1813001266/2018
Search for the Years	From 2017 To 2018	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bahupur, Mouza: Rasuni, Plot No: RS-01753		
From whom Received	Mr S Das		

Fees Paid under Articles F1(i) 2/- F1(ii) 1/-

Search Result: No Record Found

(Mr Debashis Kumar Basu)
A.D.S.R. BISHNUPUR
OFFICE OF THE A.D.S.R. BISHNUPUR
Joint. (Asst. Sub-Registrar)
Bahupur 24 Pgs. (S)

Government of West Bengal
Office of the BISHNUPUR (A.O.S.R.)
Receipt for fees deposited for Search
Form - 155B

Date of Application: 26-03-2018

Serial No of Application	1613001267/2018	Search No	1613001267/2018
Search for the Years	From 2017 To 2018	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Rasgunj, Plot No: RS- 01822		
From whom Received	Mr. S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 1/-	

Search Result: No Record Found

(Mr Debashis Kumar Basu)
A.O.S.R. BISHNUPUR
OFFICE OF THE A.O.S.R. BISHNUPUR
Audi. Div. Sub-Registrar
Bishnupur, 24 Pgs.(S)