

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. **Name & Address of Party** : M/S R.G. Developers and Contractor.
2. **Details/ Description of Documents Scrutinized:**
 - (a) Deed of Family Settlement Being No. 5856 of 1993 in favour of Sri Debabrata Kumar Das dated 13.10.993 (Original)
 - (b) Joint Venture Agreement between the owners and developer Being No.01590/2020 dated 19.02.2020 (Original)
 - (c) Registered Power of Attorney Being No. 01635/2020 dated 19.02.2020 (Original)
 - (d) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
 - (e) Building Sanction Plan for construction of multistoried building (Original)
 - (f) Form-C construction Permit(Original)

3. **Property Details :**

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.76, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28.	Area of land measuring 05 Chittack, 41 sq.ft	Premises 76, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: Municipal Road & Plot-D., South: 4 Feet Common Passage, East: 4 Feet Common Passage, West: 18 Feet Mahajati Road Bye Lane.

4. **Details / Description of Property / Properties :**

Brief History of the Property –

- a. By a registered Deed of Sale which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 259 to 261, Being no. 848 for the year 1954, one Sri Santosh Kumar Das, becomes the absolute owner of a plot of land measuring about 9 Cottahs little more or less comprised in Dag No.185 lying and situated at Mouza – Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, Khatian No. 847, P.S. Dum dum, District- 24 Parganas North free from encumbrances, charges, liens and dispendens whatsoever from Sri Nirod Ranjan Dey.
- b. Said Sri Santosh Kumar Das also purchased a another plot of land measuring about 1 Cottaha 8 Chittacks lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148,

Touzi No. 173, R.S.Khatian No. 1664, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 17, Pages from 77 to 81, Being no. 591 for the year 1964 and finally recorded his name and allotted new R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 and also mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and lispensens whatsoever innature.

- c. Said Sri Santosh Kumar Das executed registered Deed of Family Settlement dated 13.10.1993 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 135, Pages from 41to 48, Being no. 5856 fortheyear 1993 and as per said Family Settlement Deed after death of said Santosh Kumar Das who died on dated 24.03.1994 his son Sri Debabrata Kumar Das becomes the absolute owner of a plot of land measuring about 15 Chittacks 26 sq.ft together with one room at ground floor and on first floor atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883.
- d. Sri Debabrata Kumar Das as absolute owner by deed of conveyance dated 21.11.2002 sold and transferred a plot of land measuring about 06 Chittack 30 sq.ft to Sri Prasanta Kumar Das at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 216, Pages from 199to 208, Being no. 1102 for the year 1994.
- e. And further said Sri Debabrata Kumar Das as absolute owner by deed of conveyance dated 21.11.2002 sold and transferred a shop room vide no. 2 on ground floor an area measuring 73 sq.ft little more or less to Sri Jiban Ratan Roy herein owner which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 101, Pages from 247to 252, Being no. 4003 for the year 2003.
- f. And further said Sri Debabrata Kumar Das as absolute owner by deed of conveyance dated 21.11.2002 sold and transferred a shop room vide no. 1 on ground floor an area measuring covered area 61 sq.ft equivalent to super built up area of 74 sq.ft little more or less to Sri Prabir Pathak which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 101, Pages from 253to

258, Being no. 4005 for the year 2003 and accordingly they mutated the same in the record of Dum Dum Municipality and get holding no. 76/1, Mahajati Road Bye Lane, Kolkata-700 028.

- g. And after selling the properties by aforesaid three deeds, the said Debabrata Kumar Das becomes the absolute owner of remaining portion of land measuring about 05 Chittacks 41 sq.ft together with one roof on 1st floor measuring 100 sq.ft. covered area and tiles shed structure measuring 100 sq.ft at Premises 76, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Sri Deabrata Kumar Das.
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid charge on the property. : Yes, party has got clear marketable title and can create valid charges.
- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title. : No
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to date : No.
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.
- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No

- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.
- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.
- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A.
- 5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A.
- 5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A.
- 6. Investigation under Income Tax Act, 1961** : N.A.
- 7. Search in Respect of Companies Registered Under the Companies Act.** : N.A.
- 8. Investigation in regard to Agricultural Land.**
- 9. CERTIFICATE** :
- I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents /title deed executed in favour of the owners and I further certify that: -

RATAN LAL SHAW
ADVOCATE

- a) There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- b) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- c) Holding / acquisition is in accordance with the provisions of the Land Reform Act.



Dated: February 23, 2021

(Ratan Lal Shaw)
Advocate

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. Name & Address of Party : M/S R.G. Developers and Contractor.

2. Details/ Description of Documents Scrutinized:

- (a) Deed of Family Settlement Being No. 5857 of 1993 in favour of Sri Sushil Kumar Das dated 13.10.993 (Original)
- (b) Deed of Conveyance Being No. 591 of 1997 in favour of Sushil Kumar Das on dated 29.01.1997(Original)
- (c) Deed of Gift Being No. 01229 of 2020 in favour of Smt. Mahua Das and Smt. Pinki Das dated 03.02.2020(Original)
- (d) Deed of Gift Being No. 01040 of 2020 in favour of Smt. Mahua Das and Smt. Pinki Das dated 03.02.2020(Original)
- (e) Joint Venture Agreement between the owners and developer Being No.01640/2020 dated 19.02.2020 (Original)
- (f) Registered Power of Attorney Being No. 01641/2020 dated 19.02.2020 (Original)
- (g) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
- (h) Building Sanction Plan for construction of multistoried building (Original)
- (i) Form-C construction Permit(Original)

3. Property Details :

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.77, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28.	Area of land measuring 02 Cottaha 03 Chittack,	Premises 77, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: 18 Feet Mahajati Road Bye Lane, South: 4 Feet Common Passage, East: Part of Dag N. 185/833, West: Plot No. D.

4. Details / Description of Property / Properties :

Brief History of the Property –

- a. By a registered Deed of Sale which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 259 to 261, Being no. 848 for the year 1954, one Sri Santosh Kumar Das, becomes the absolute owner of a plot of land measuring about 9 Cottahs little more or less comprised in Dag No.185 lying and situated at Mouza – Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, Khatian No. 847, P.S. Dum dum, District- 24 Parganas North free

from encumbrances, charges, liens and dispendens whatsoever from Sri Nirod Ranjan Dey.

- b. Said Sri Santosh Kumar Das also purchased another plot of land measuring about 1 Cottaha 8 Chittacks lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 1664, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 17, Pages from 77 to 81, Being no. 591 for the year 1964 and finally recorded his name and allotted new R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 and also mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and dispendens whatsoever in nature.
1. Said Sri Santosh Kumar Das also executed another registered Deed of Family Settlement dated 13.10.1993 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 135, Pages from 49 to 56, Being no. 5857 for the year 1993 and as per said Family Settlement Deed after death of said Santosh Kumar Das who died on dated 24.03.1994 his son Sri Sushil Kumar Das becomes the absolute owner of a plot of land measuring about 08 Chittacks 27 sq.ft together with one room at ground floor and on first floor at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883.
2. Said Sri Sushil Kumar Das further purchased a plot of land measuring 03 Chittack 03 sq.ft by deed of conveyance on dated 29.01.1997 at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/883 being premises no. 42 Nalta Mahajati Road, from Kumari Nandita Das which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 1 to 8, Being no. 591 for the year 1997. Accordingly Sushil Kumar Das mutated his name in the record of Dum Dum Municipality vide holding no. 77, Nalta Mahajati Road,
3. Said Sri Sushil Kumar Das intestate died on dated 31.12.2005 and his wife also died on dated 05.04.1987 leaving behind one son namely Sujay Kumar Das since deceased and one daughter namely Smt. Mahua Das who becomes the absolute joint owner as per

Hindu Succession Act. And said Sujoy Kumar Das died intestate on dated 26.02.2012 leaving behind his wife Smt. Pinki Das who becomes the absolute joint owner of the ratio of said Sujaoy Kumar Das since deceased.

- c. Further on dated 03.02.2020 Sri Subrata Das alis Subrata Kumar Das , Sri Debabrata Das alis Debabrata Kumar Das, Smt. Gayatri Das, Sri Subir Das, Smt. Maya Dam and Smt. Supriya Ganguly gifted a plot of land measuring about 01 Cottaha 01 Chittack with structure and undivided 5/6th share of one room on the first floor measuring more or less 116.66sq.ft covered area equivalent to super built up area of 140 sq.ft and at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/883 being premises no. 42 Nalta Mahajati Road to Smt. Mahua Das and Smt. Pinki Das vide two separate registered deed of gift duly recorded in Book No. 1, Volume No. 1506-2020, Pages 58759 to 58794, Being No. 01229 for the year 2020 and Book No. 1, Volume No. 1506-2020, Pages 51791 to 51828, Being No. 01040 for the year 2020 under A.D.S.R.O Cossipore Dum Dum.
- d. And according to the aforesaid deeds, the said Smt. Mahua Das and Smt. Pinki Das becomes the absolute joint owner of land measuring about 2 Cottahs 03 Chittacks together with one roof on 1st floor measuring 140 sq.ft. covered area and one room on ground floor measuring 387 sq.ft and tiles shed structure measuring 120 sq.ft at Premises 77, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Sri Debabrata Kumar Das.
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid charge on the property. : Yes, party has got clear marketable title and can create valid charges.
- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title. : No
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to date : No.
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.

- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No
- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.
- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.
- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A

5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A.

5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A.

6. Investigation under Income Tax Act, 1961 : N.A.

7. Search in Respect of Companies Registered Under the Companies Act. : N.A.

8. Investigation in regard to Agricultural Land.

9. CERTIFICATE :

I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents / title deed executed in favour of the owners and I further certify that: -

- a) There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- b) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- c) Holding / acquisition is in accordance with the provisions of the Land Reform Act.

Dated: February 23, 2021



(Ratan Lal Shaw)
Advocate

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. **Name & Address of Party** : M/S R.G. Developers and Contractor.
2. **Details/ Description of Documents Scrutinized:**
 - (a) Deed of Family Settlement Being No. 5856 of 1993 in favour of Sri Debabrata Kumar Das dated 13.10.993 (Original)
 - (b) Deed of Conveyance Being N. 4004 of 2003 in favour of Sri Jiban Ratan Roy dated 21.11.2002(Original)
 - (c) Joint Venture Agreement between the owners and developer Being No.03284/2020 dated 24.06.2020 (Original)
 - (d) Registered Power of Attorney Being No. 03353/2020 dated 24.06.2020 (Original)
 - (e) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
 - (f) Building Sanction Plan for construction of multistoried building (Original)
 - (g) Form-C construction Permit(Original)

3. **Property Details :**

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.76/2, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28.	Area of Shop measuring 73 sq.ft Covered Area and Super Builtup Area 87 sq.ft	Premises 42, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: Shop No. 1 South: Shop No. 3, East: Building of Debabrata Kr. Das, West: Open Space than 18 Feet Mahajati Road Bye Lane.

4. **Details / Description of Property / Properties :**

Brief History of the Property –

- a. By a registered Deed of Sale which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 259 to 261, Being no. 848 for the year 1954, one Sri Santosh Kumar Das, becomes the absolute owner of a plot of land measuring about 9 Cottahslittle more or less comprised in Dag No.185 lying and situated at Mouza – Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, Khatian No. 847, P.S. Dum dum, District- 24 Parganas North free from encumbrances, charges, liens and dispendens whatsoever from Sri Nirod Ranjan Dey.
- b. Said Sri Santosh Kumar Das also purchased a another plot of land measuring about 1

Cottaha 8 Chittacks lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 1664, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 17, Pages from 77 to 81, Being no. 591 for the year 1964 and finally recorded his name and allotted new R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 and also mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and lispensens whatsoever innature.

- c. Said Sri Santosh Kumar Das executed registered Deed of Family Settlement dated 13.10.1993 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 135, Pages from 41to 48, Being no. 5856 fortheyear 1993 and as per said Family Settlement Deed after death of said Santosh Kumar Das who died on dated 24.03.1994 his son Sri Debabrata Kumar Das becomes the absolute owner of a plot of land measuring about 15 Chittacks 26 sq.ft together with one room at ground floor and on first floor atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883.
- d. And further said Sri Debabrata Kumar Das as absolute owner by deed of conveyance dated 21.11.2002 sold and transferred a shop room vide no. 2 on ground floor an area measuring 73 sq.ft little more or less to Sri Jiban Ratan Roy herein owner which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 101, Pages from 247to 252, Being no. 4004 for the year 2003.
- e. And after purchase the properties by aforesaid deed, the said Sri Jiban Ratan Roy becomes the absolute owner of shop room vide no. 2 on ground floor an area measuring 73 sq.ft little more or less at Holding No. 76/2, Premises 42, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Sri Jiban Ratan Roy.
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid change on the property. : Yes, party has got clear marketable title and can create valid charges.

- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title. : No
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to date : No.
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.
- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No
- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.

- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.
- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A.
- 5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A.
- 5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A.

6. Investigation under Income Tax Act, 1961 : N.A.

7. Search in Respect of Companies Registered Under the Companies Act. : N.A.

8. Investigation in regard to Agricultural Land.

9. CERTIFICATE :

I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents / title deed executed in favour of the owners and I further certify that: -

- a) There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- b) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- c) Holding / acquisition is in accordance with the provisions of the Land Reform Act.

Dated: February 23, 2021



(Ratan Lal Shaw)
Advocate

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. **Name & Address of Party** : M/S R.G. Developers and Contractor.
2. **Details/ Description of Documents Scrutinized:**
 - (a) Deed of Gift Being No. 5189 of 1993 in favour of Krishna Chandra Das dated 06.09.993 (Original)
 - (b) Joint Venture Agreement between the owners and developer Being No.03283/2020 dated 24.06.2020 (Original)
 - (c) Registered Power of Attorney Being No. 03352/2020 dated 24.06.2020 (Original)
 - (d) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
 - (e) Building Sanction Plan for construction of multistoried building (Original)
 - (f) Form-C construction Permit(Original)

3. **Property Details :**

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.75, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28.	Area of land measuring 13 Chittack, 13 sq.ft with One room 529 sq.ft	Premises 75, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: 16 feet Municipal Road. South: 4 Feet Common Passage, East: Plot No. E, West: 18 Feet Mahajati Road Bye Lane.

4. **Details / Description of Property / Properties :**

Brief History of the Property –

- a. By a registered Deed of Sale which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 259 to 261, Being no. 848 for the year 1954, one Sri Santosh Kumar Das, becomes the absolute owner of a plot of land measuring about 9 Cottahs little more or less comprised in Dag No.185 lying and situated at Mouza – Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, Khatian No. 847, P.S. Dum dum, District- 24 Parganas North free from encumbrances, charges, liens and dispendens whatsoever from Sri Nirod Ranjan Dey.
- b. Said Sri Santosh Kumar Das also purchased a another plot of land measuring about 1 Cottaha 8 Chittacks lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148,

Touzi No. 173, R.S.Khatian No. 1664, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 17, Pages from 77 to 81, Being no. 591 for the year 1964 and finally recorded his name and allotted new R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 and also mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and lispensdens whatsoever innature.

- c. Said Sri Santosh Kumar Das also gifted a piece and partial of land measuring about 13 Chittack 13 sq.ft with structure 529 sq.ft by a Deed of Gift dated 06.09.1993 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 119, Pages from 43to 50, Being no. 5189 fortheyear 1993 to Sri Krishna Chandra Das who becomes the absolute owner of a plot of land measuring about 13 Chittack 13 sq.ft together with structure 529 sq.ft atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883. Accordingly mutated his name in the record of Dum Dum Municipality being holding no. 75 Mahajati Road Bye Lane, Kolkata-700 028.
- d. Said Sri Krishna Chandra Das died intestate on dated 16.07.2018 leaving behind legal heirs and successors wife namely Smt. Ira Das and two daughters namely Smt. Shyamali Bhowmik and Smt. Rupali Bhattacharjee who becomes the joint owners of entire state as per Hindu Succession Act 1956.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Smt. Ira Das , Smt. Shyamali Bhowmik and Smt. Rupali Bhattacharjee.
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid change on the property. : Yes, party has got clear marketable title and can create valid charges.
- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title. : No
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to : No.

- date
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.
- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No
- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.
- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.
- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A.

- 5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A
- 5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A

6. Investigation under Income Tax Act, 1961 : N.A.

7. Search in Respect of Companies Registered Under the Companies Act. : N.A.

8. Investigation in regard to Agricultural Land.

9. CERTIFICATE :

I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents /title deed executed in favour of the owners and I further certify that: -

- a) There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- b) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- c) Holding / acquisition is in accordance with the provisions of the Land Reform Act.



Dated: February 23, 2021

(Ratan Lal Shaw)
Advocate

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. **Name & Address of Party** : M/S R.G. Developers and Contractor.
2. **Details/ Description of Documents Scrutinized:**
 - (a) Deed of Family Settlement Being No. 5856 of 1993 in favour of Sri Debabrata Kumar Das dated 13.10.993 (Original)
 - (b) Deed of Conveyance Being No. 4005 of 2003 in favour of Sri Prabir Pathak dated 21.11.2002 (Certified True Copy)
 - (c) Deed of Conveyance Being No. 01241 of 2020 in favour of Sri Ranjan Sarkar dated 03.02.2020 (Original)
 - (d) Joint Venture Agreement between the owners and developer Being No.01593/2020 dated 19.02.2020 (Original)
 - (e) Registered Power of Attorney Being No. 01632/2020 dated 19.02.2020 (Original)
 - (f) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
 - (g) Building Sanction Plan for construction of multistoried building (Original)
 - (h) Form-C construction Permit(Original)

3. **Property Details :**

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.76/1, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28.	Area of Shop measuring 61 sq.ft equivalent to 74 sq.ft super built up	Premises 42, Nalta Mahajati Road, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: Open Space and 14 ft. Vide Subhas Sarani. South: Shop No. 2, East: Part of the Building, West: Open Space than 20 Feet Mahajati Road Bye Lane.

4. **Details / Description of Property / Properties :**

Brief History of the Property –

- a. By a registered Deed of Sale which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 259 to 261, Being no. 848 for the year 1954, one Sri Santosh Kumar Das, becomes the absolute owner of a plot of land measuring about 9 Cottahs little more or less comprised in Dag No.185 lying and situated at Mouza – Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, Khatian No. 847, P.S. Dum dum, District- 24 Parganas North free from encumbrances, charges, liens and dispendens whatsoever from Sri Nirod Ranjan

Dey.

- b. Said Sri Santosh Kumar Das also purchased a another plot of land measuring about 1 Cottaha 8 Chittacks lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 1664, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 17, Pages from 77 to 81, Being no. 591 for the year 1964 and finally recorded his name and allotted new R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 and also mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and lispensens whatsoever innature.
- c. Said Sri Santosh Kumar Das executed registered Deed of Family Settlement dated 13.10.1993 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 135, Pages from 41to 48, Being no. 5856 fortheyear 1993 and as per said Family Settlement Deed after death of said Santosh Kumar Das who died on dated 24.03.1994 his son Sri Debabrata Kumar Das becomes the absolute owner of a plot of land measuring about 15 Chittacks 26 sq.ft together with one room at ground floor and on first floor atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883.
- d. And said Sri Debabrata Kumar Das as absolute owner by deed of conveyance dated 21.11.2002 sold and transferred a shop room vide no. 1 on ground floor an area measuring covered area 61 sq.ft equivalent to super built up area of 74 sq.ft little more or less to Sri Prabir Pathak which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 101, Pages from 253to 258, Being no. 4005 for the year 2003 and accordingly they mutated the same in the record of Dum Dum Municipality and get holding no. 76/1, Mahajati Road Bye Lane,Kolkata-700 028.
- e. And further said Sri Prabir Pathak as absolute owner by deed of conveyance dated 03.02.2020 sold and transferred said shop room vide no. 1 on ground floor an area measuring covered area 61 sq.ft equivalent to super built up area of 74 sq.ft little more or less to Sri Ranjan Sarkar which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2020, Pages from

58795to 58816, Being no. 01241 fortheyear 2020 and accordingly they mutated the same in the record of Dum Dum Municipality and get holding no. 76/1, Mahajati Road Bye Lane, Kolkata-700 028.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Sri Ranjan Sarkar.
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid change on the property. : Yes, party has got clear marketable title and can create valid charges.
- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title. : No
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to date : No.
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.
- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No
- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.

- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.
- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.
- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A.
- 5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A.
- 5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A.

6. Investigation under Income Tax Act, 1961 : N.A.

7. Search in Respect of Companies Registered Under the Companies Act. : N.A.

8. Investigation in regard to Agricultural Land.

9. CERTIFICATE :

I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents / title deed executed in favour of the owners and I further certify that: -

- There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- Holding / acquisition is in accordance with the provisions of the Land Reform Act.



Dated: February 23, 2021

(Ratan Lal Shaw)
Advocate

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. **Name & Address of Party** : M/S R.G. Developers and Contractor.
2. **Details/ Description of Documents Scrutinized:**
 - (a) Deed of Family Settlement Being No. 5855 of 1993 in favour of Sri Prasanta Kumar Das dated 13.10.993 (Original)
 - (b) Joint Venture Agreement between the owners and developer Being No.01595/2020 dated 19.02.2020 (Original)
 - (c) Registered Power of Attorney Being No. 01634/2020 dated 19.02.2020 (Original)
 - (d) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
 - (e) Building Sanction Plan for construction of multistoried building (Original)
 - (f) Form-C construction Permit(Original)

3. **Property Details :**

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.74, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28.	Area of land measuring 1 Cottahs, 11 Chittack, 40 sq.ft	Premises 74, Mahajati Road Bye Lane, P.S- Dum Dum, Kolkata-28, R.S. Dag No.185/883, R.S. Khatian No. 2258, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: Part of R.S.Dag No. 185/883. South: Part of R.S.Dag No. 185/884. East: Part of R.S.Dag No. 185/883., West: 18 Feet Mahajati Road Bye Lane.

4. **Details / Description of Property / Properties :**

Brief History of the Property –

- a. By a registered Deed of Sale which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages from 259 to 261, Being no. 848 for the year 1954, one Sri Santosh Kumar Das, becomes the absolute owner of a plot of land measuring about 9 Cottahs little more or less comprised in Dag No.185 lying and situated at Mouza – Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, Khatian No. 847, P.S. Dum dum, District- 24 Parganas North free from encumbrances, charges, liens and dispendens whatsoever from Sri Nirod Ranjan Dey.
- b. Said Sri Santosh Kumar Das also purchased another plot of land measuring about 1 Cottah 8 Chittacks lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148,

Touzi No. 173, R.S.Khatian No. 1664, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 17, Pages from 77 to 81, Being no. 591 for the year 1964 and finally recorded his name and allotted new R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883 and also mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and lispensdens whatsoever innature.

- c. Said Sri Santosh Kumar Das executed registered Deed of Family Settlement dated 13.10.1993 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 135, Pages from 33to 40, Being no. 5855 for the year 1993 and as per said Family Settlement Deed after death of said Santosh Kumar Das who died on dated 24.03.1994 his nephew Sri Prasanta Kumar Das son of Late Sudhir Kumar Das becomes the absolute owner of a plot of land measuring about 1 Cottahs, 05 Chittacks 10 sq.ft with other properties at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883.
- d. Said Sri Prasanta Kumar Das further purchased a plot of land measuring about 06 Chittack 30 sq.ft from Sri Debabrata Das on dated 22.04.1994atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 2258, R.S.Dag No. 185/884 and 185/883duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 216, Pages from 199to 208, Being no. 1102 fortheyear 1994. Accordingly as per settlement deed dated 13.10.1993 and deed of conveyance dated 22.04.1994 he becomes the absolute owner of an area of 01 Cottaha 11 Chittack 40 sq.ft with structure standing there on.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Sri Prasanta Kumar Das.
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid charge on the property. : Yes, party has got clear marketable title and can create valid charges.
- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under : No

- personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title.
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to date : No.
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.
- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No
- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.
- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.

- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A
- 5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A
- 5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A

6. Investigation under Income Tax Act, 1961 : N.A.

7. Search in Respect of Companies Registered Under the Companies Act. : N.A.

8. Investigation in regard to Agricultural Land.

9. CERTIFICATE :

I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents /title deed executed in favour of the owners and I further certify that: -

- a) There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- b) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- c) Holding / acquisition is in accordance with the provisions of the Land Reform Act.

Dated: February 23, 2021



(Ratan Lal Shaw)
Advocate

LEGAL SCRUTINY REPORT

To
M/S R.G. Developers and Contractor
1, Subhas Sarani, Nalta
P.O & P.S- Dum Dum, Kolkata-700 028

Dear Sir,

Pursuant to your instruction, I submit my scrutiny report as stated hereunder: -

1. **Name & Address of Party** : M/S R.G. Developers and Contractor.
2. **Details/ Description of Documents Scrutinized:**
 - (a) Deed of Conveyance Being No. 2859 of 1953 in favour of Sri Pulin Behari Dey dated 16.07.1953 (Original)
 - (b) Deed of Conveyance Being No. 595 of 1964 in favour of Sri Pulin Behari Dey dated 07.07.1964 (Original)
 - (c) Deed of Gift Being No. 6062 of 2001 in favour of Sri Prabir Kumar Dey dated 26.09.2001 (Original)
 - (d) Deed of Gift Being No. 0772 of 2020 in favour of Smt. Shipa Bose(Dey) dated 28.01.2020 (Original)
 - (e) Joint Venture Agreement between the owners and developer Being No.01594/2020 dated 19.02.2020 (Original)
 - (f) Registered Power of Attorney Being No. 01635/2020 dated 19.02.2020 (Original)
 - (g) Municipal Mutation Certificate favouring present owners with current tax receipt (Original)
 - (h) Building Sanction Plan for construction of multistoried building (Original)
 - (i) Form-C construction Permit(Original)

3. **Property Details :**

House No. Site No.	Extent Areas of Land / Building	Location Sub-District / District / Village / Municipality etc.	Boundary
Holding No.37,38,39, Subhas Sarani, P.S-Dum Dum, Kolkata-28.	Area of land measuring 3 Cottahs, 08 Chittack,	Premises 37,38,39, Subhas Sarani, P.S-Dum Dum, Kolkata-28, R.S. Dag No.185,187/902,187/902,187/903, R.S. Khatian No. 1664, Mouza- Sultanpur, J.L.No.10, P.S. Dum Dum, District: 24-Parganas(N), ADSRO Cossipore Dum Dum within the area of Dum Dum Municipality, Ward No.07.	North: 14 ft. wide Subhas Sarani. South: House of Ashim Dey. East: House of Netai Dutta & Others, West: House of Debabrata Das.

4. **Details / Description of Property / Properties :**

Brief History of the Property –

- a. One Pulin Behari Dey was the absolute owner of plots of land measuring about 3 Cottahas lying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 847, R.S.Dag No. 185 by virtue of a registered Deed of Conveyance in the Year 1953 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 56, Pages from 174 to 176, Being no. 2859 for the year 1953.
- b. Said Pulin Behari Dey also purchased a another plot of land measuring about 8

Chittackslying and situated at Mouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 852, R.S.Dag No. 187/902 and 187/903 by another registered Deed of Conveyance in the Year 1964 which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 10, Pages from 206 to 211, Being no. 595 for the year 1964 and mutated his name in the records of local Sultanpur 2 No. Gram Panchyat, P.S. Dum Dum, District- 24 Parganas North free from encumbrances, charges, liens and lispensens whatsoever innature.

- c. Said Pulin Behari Dey died intestate on dated 20.04.1977 and his wife namely Tripti Rani Dey also died on dated 05.06.2013 leaving behind legal heirs and successors two sons namely Sri Pradip Kumar Dey and Sri Prabir Kumar Dey and one daughter Smt. Shipra Bose who becomes the joint owners as per Hindu Succession Act 1956.
- d. And further Smt. Shipra Bose gifted her undivided 8 Chittacks land situated atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 852, R.S.Dag No. 187/902 and 187/903 being municipal holding No. 39 Subhas sarani, in favour of Sri Prabir Kumar Dey by registered Deed of Gift which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 158, Pages from 257 to 266, Being no. 6062 for the year 2001.
- e. And further Sri Prabir Kumar Dey gifted the said undivided 8 Chittacks land situated atMouza- Sultanpur, J.L. No. 10, R.S.No. 148, Touzi No. 173, R.S.Khatian No. 852, R.S.Dag No. 187/902 and 187/903 being municipal holding No. 39 Subhas sarani, in favour of Smt. Shipra Bose by registered Deed of Gift which was duly registered before the office of the ADSR Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2020, Pages from 40757 to 40776, Being no. 0772 for the year 2020.

5. Search & Investigation

- 5.1 The persons who is / are the present owner/s of the property / properties. : Sri Pradip Kumar Dey, Sri Prabir Kumar Dey and Smt. Shipra Bose(Dey).
- 5.2 Whether the party has absolute clear and marketable title over the property / properties proposed to be mortgaged and can create a valid change on the property. : Yes, party has got clear marketable title and can create valid charges.
- 5.3 a) What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? : Full ownership.
- b) Leasehold immovable property : No
- 5.4 Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has : No

- derived the title.
- 5.5 Whether the latest title deed and the immediately previous title deeds are available in originals. : The latest title deed is available in original.
- 5.6 Whether building tax / land revenue has been paid up to date : No.
- 5.7 Whether any dues recoverable as land revenue are outstanding : Yes.
- 5.8 In case of the facility is sought for construction purpose whether the land has been converted under the Land Revenue Law? If not required, give reasons. : N.A
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any. : No
- 5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? : No.
- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation the provisions of which is applicable to the property and affecting the title? : No
- 5.12 a) Is the property free from encumbrance : Yes
- b) Please give detailed accounts of creation of charge or redemption for minimum period of 13 years and also state the subsisting charge, if any mentioned in the encumbrance certificate for the last 13 years. : No charge has been created.
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible can there be a simple mortgage or by a Registered Memorandum or by any other mode of mortgage/ : Yes.
- 5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken? : Freehold self occupied.
- 5.15 If owner is Company, Partnership Firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum of Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye law? : N.A.

- 5.16 If property to be mortgaged is a flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating mortgage & documents / records to be taken from builders / owners their Bankers. : N.A
- 5.17 Flats owned / controlled by societies special requirements to be taken if society refuses to note bank lien / interest. : N.A
- 5.18 Please state the names of the persons who should join the creation of charge / mortgage of the property either by deposit of title deeds or by registered mortgage, etc. : N.A

6. Investigation under Income Tax Act, 1961 : N.A.

7. Search in Respect of Companies Registered Under the Companies Act. : N.A.

8. Investigation in regard to Agricultural Land.

9. CERTIFICATE :

I have gone through the relevant documents relating to the property mentioned in paragraph 2 and other documents /title deed executed in favour of the owners and I further certify that: -

- a) There is no prior mortgage / charge whatsoever as could be seen during online searching at WB Registration portal pertaining to the immovable property covered by the above said title deed.
- b) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable, permission obtained.
- c) Holding / acquisition is in accordance with the provisions of the Land Reform Act.

Dated: February 23, 2021



(Ratan Lal Shaw)
Advocate