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TITLE CUM SEARCH REPORT

LICHF/ Pratham-LIC-(hb)

Place: Kolkata

To,
M/s. LIC Housing Finance Limited
4, C.R. Avenue
Hindusthan Building,
Ground Floor,
Kolkata -700 072

Attn: Mr. Sujit Kumar Patra

Sub: **Report-on-Title of the property for 'PRATHAM'**

Category: Construction Finance

Received on : 13-04-2015
Query sent : Nil
Replied on : Nil
Opinion on : 22-04-2015

Dear Sir,

Please note the followings in connection with the subject mentioned above:

Name of the Owner : M/s. Rasika Merchandise Pvt. Ltd.

Name of the Developer : M/s. Dhoot Realtors Pvt. Ltd.

Details of property offered as security:

ALL THAT land measuring about 253 cottahs 6 chittacks forming part of dag no. 3643, 3644, 3645, 3642, 3646, 3647, 3649, 3650, 3651, 3652, 3653, 3654, 3655 under khatian no. 1133, 1134, 1135, 1038 J.L. no. 1, R.S. no. 12, Touzi no. 173 in Mouza Ariadaha under P.S. Belghoria in the District North 24 parganas presently known and numbered as municipal premises no. 26, Barrackpore Trunk Road, Kolkata - 700 058 under municipal Ward no. 8 within the limits of Kamarhati Municipality.

Title Flow Chart:

From the copies of the documents submitted it is revealed that:

1. At all material times one Sri. Prokash Krishna Mitter was the recorded owner ALL THAT land measuring about 270 cottahs in J.L. no. 1, R.S. no. 12, Touzi no. 173 in Mouza Ariadaha under P.S. Belghoria in the District North 24 known and numbered as municipal premises nos. 26 & 27, Barrackpore Trunk Road, Kolkata - 700 058 under municipal Ward no. 8 within the limits of Kamarhati Municipality (hereinafter referred to as the Said Larger Premises')
2. Thereafter by and through a registered Deed of Conveyance dated 15-02-1964 the said Sri. Prokash Krishna Mitter for the consideration mentioned therein sold, transferred, conveyed and assigned the back portion of the Said Larger Premises in favour of one Sri. Narayan Misra subject to the subsisting lease in favour of M/s. Sekhar Iron Works Pvt. Ltd. The said deed was

registered in the office of RA Kolkata and recorded in its book no. I, volume no. 75, pages 136 to 144, as being no. 1891 for the year 1964

3. By and through a another registered Deed of Conveyance dated 15-02-1964 the said Sri. Prokash Kumar Mitter for the consideration mentioned therein sold, transferred, conveyed and assigned the back portion of the Said Larger Premises in favour of one Sri. Narayan Misra subject to the subsisting lease in favour of M/s. Sekhar Iron Works Pvt. Ltd. The said deed was registered in the office of RA Kolkata and recorded in its book no. I, volume no. 102, pages 36 to 41, as being no. 2448 for the year 1964
4. Thereafter a suit was instituted against the said Sri. Narayan Misra & M/s. Sekhar Iron Works Pvt. Ltd. & ors by Central bank of India before the Hon'ble High Court at Calcutta being no. 292 of 1988 which was subsequently transferred to the Kolkata Debts Recovery Tribunal and renumbered as T.A. No. 4 of 2002 which was finally decreed on 22-12-2004
5. Thereafter by and through a registered Deed of Conveyance dated 16-03-2006 the said Sri. Narayan Mishra along with the said M/s. Sekhar Iron Works Pvt. Ltd. for the consideration mentioned therein mentioned therein sold, transferred, conveyed and assigned the Said Larger Premises in favour of M/s. Rasika Merchandise Pvt. Ltd. The said deed was registered in the office of ADSR Cossipore Dum Dum and recorded in its book no. I, volume no. 291, pages 329 to 358, as being no. 10574 for the year 2006
6. The said M/s. Rasika Merchandise Pvt. Ltd., represented by its Director Sri. Piyush Dhoot while seized and possessed of the Said Larger Premises entered into a registered Joint Development Agreement dated 31-03-2014 with one M/s. Dhoot Realtors Pvt. Ltd., Represented by its Director Sri. Shyam Sunder Malani for the purpose of commercial exploitation of ALL THAT land measuring about 253 cottahs 6 chittacks forming part of dag no. 3643, 3644, 3645. 3642. 3646. 3647. 3649. 3650, 3651. 3652. 3653. 3654. 3655 under khatian no. 1133, 1134, 1135, 1038 J.L. no. 1, R.S. no. 12, Touzi no. 173 in Mouza Ariadaha under P.S. Belghoria in the District North 24 parganas presently known and numbered as municipal premises no. 26, Barrackpore Trunk Road, Kolkata – 700 058 under municipal Ward no. 8 within the limits of Kamarhati Municipality (hereinafter referred to as the 'Said Premises'). The said Development Agreement was registered in the office of A.R.A-II Kolkata and recorded in its book no. I, volume no. 72, pages 1129 to 1150, as being no. 14456 for the year 2014

Observations

1. I have given our opinion on perusal of the copies of the documents and the originals were not examined and derived the chain of title on the basis of the documents submitted and the representations made therein.
2. In the recital portion of the title deed it is mentioned that some suits were filed by WBFC & WBIDC before Hon'ble High Court At Calcutta but no documents evidencing the dismissal of the same has been submitted to us
3. No copy of ULCR Permission has been submitted to us

Investigation

Searches were caused through one Sri. T. Roy, a regular searcher in the Index II in the offices of DR Barsat, SR Cossiepur Dum Dum & RA Kolkata from the year 2002 to 2015 (as per available record) and no adverse entries were observed although some of the volumes of the concerned years were in torn and incomplete condition. The fee deposit receipt bearing nos. T 695408 & W 395355 are enclosed in original.

Await for Court Search Results

I HAVE PERUSED THE FOLLOWING DOCUMENTS

Documents submitted

- a) Photocopy of registered Deed of Lease dated 26-09-1960 between Sri. Prokash Krishna Mitter (Lessor) and Sri. Narayan Mishra (Lessee). The said deed was registered in the office of RA

- Kolkata and recorded in its book no. I, volume no. 132, pages 148 to 149, as being no. 4888 for the year 1960-Annexure-A
- b) Photocopy of registered Deed of Conveyance dated 31-03-1962 between Sri. Prokash Krishna Mitter (Lessor) and M/s. Sekhar Iron Works Pvt. Ltd. (Lessee). The said deed was registered in the office of RA Kolkata and recorded in its book no. I, volume no. 97, pages 273 to 274, as being no. 3674 for the year 1962-Annexure-B.
 - c) Photocopy of registered Deed of Conveyance dated 05-02-1964 between Sri. Narayan Mitter (Vendor) and M/s. Sekhar Iron Works Pvt. Ltd. (Purchaser). The said deed was registered in the office of RA Kolkata and recorded in its book no. I, 33, pages 214 to 220, as being no. 583 for the year 1962-Annexure-C.
 - d) Photocopy of registered Deed of Conveyance dated 15-02-1964 between Sri. Prokash Krishna Mitter (Vendor) and Sri. Narayan Misra (Purchaser). The said deed was registered in the office of RA Kolkata and recorded in its book no. I, volume no. 75, pages 136 to 144, as being no. 1891 for the year 1964-Annexure-D
 - e) Photocopy of registered Deed of Conveyance dated 15-02-1964 between Sri. Prokash Kumar Mitter (Vendor) and Sri. Narayan Misra (Purchaser). The said deed was registered in the office of RA Kolkata and recorded in its book no. I, volume no. 102, pages 36 to 41, as being no. 2448 for the year 1964-Annexure-E
 - f) Photocopy of registered Deed of Conveyance dated 28-06-1975 between West Bengal Financial Corporation (Corporation) and 1)Sri. Chiranjilal Mishra 2)Sri. Narayan Mishra (Guarantors) and M/s. Sekhar Iron Works Pvt. Ltd., (Company). The said deed was registered in the office of RA Kolkata and recorded in its book no. I, volume no. 183, pages 77 to 93, as being no. 3782 for the year 1975-Annexure-F
 - g) Photocopy of registered Deed of Conveyance dated 16-03-2006 between 1)Sri. Narayan Mishra 2)M/s. Sekhar Iron Works Pvt. Ltd. (Vendors) and M/s. Rasika Merchandise Pvt. Ltd. (Purchaser). The said deed was registered in the office of ADSR Cossipore Dum Dum and recorded in its book no. I, volume no. 291, pages 329 to 358, as being no. 10574 for the year 2006-Annexure-G
 - h) Photocopy of registered Deed of Boundary Declaration dated 08-09-2011 executed by M/s. Rasika Merchandise Pvt. Ltd., represented by its Director Sri. Shyam Sunder Malani. The said deed was registered in the office of A.R.A-II Kolkata and recorded in its book no. I, volume no. 45, pages 4231 to 4239, as being no. 11811 for the year 2011-Annexure-H
 - i) Photocopy of registered Joint Development Agreement dated 31-03-2014 between M/s. Rasika Merchandise Pvt. Ltd., represented by its Director Sri. Piyush Dhoot (Vendor) and M/s. Dhoot Realtors Pvt. Ltd., Represented by its Director Sri. Shyam Sunder Malani (Developer). The said Development Agreement was registered in the office of A.R.A-II Kolkata and recorded in its book no. I, volume no. 72, pages 1129 to 1150, as being no. 14456 for the year 2014-Annexure-I
 - j) Photocopy of registered General Power of Attorney dated 28-11-2014 granted by M/s. Dhoot Realtors Pvt. Ltd. in favour of 1) M/s. Rasika Merchandise Pvt. Ltd. and 2) Sri Piyush Dhoot. The said General Power of Attorney was registered in the office of ARA-III, Kolkata and recorded in its book no. IV, volume no.15, pages 3942 to 3951, as being no. 6292 for the year 2014-Annexure-J
 - k) Photocopy of Memorandum & Articles of Association of M/s. Dhoot Realtors Pvt. Ltd.-Annexure-K
 - l) Photocopy of Municipal Tax Receipt no. 098490 dated 08-05-2014 for the period of 2014-2015 (4th Qtr.) in the name of M/s. Rasika Merchandise Pvt. Ltd. from Kamarhati Municipality-Annexure-L

- m) Photocopy of Fire & Life Safety recommendation dated 04-12-2012 in the name of M/s Rasika Merchandise Pvt. Ltd. from the office of the Directorate General West Bengal Fire & Emergency Services.-Annexure-M
- n) Photocopy of Certificate of Enlistment and Renewal of Certificate of Enlistment for the period of 2014-2015 in the name of M/s. Rashika Merchandise Pvt. Ltd. from Kolkata Municipal Corporation-Annexure-N
- o) Photocopy of Issue of NOC dated 12-03-2014 in the name of M/s. Rashika Merchandise Pvt. Ltd. from Airports Authority of India-Annexure-O
- p) Photocopy of Mutation Certificate dated 30-11-2011 and Assessment Roll Copy dated 10-12-2013 in the name of M/s Rasika Merchandise Pvt. Ltd. from Kamarhati Municipality.-Annexure-P

Document Perused

- Photocopy of Khazna no. 2095756 in the name of M/s. Rasika Merchandise Pvt. Ltd. from the office of B.L & L.R.O.
- Photocopy of Court Order dated 12-12-2004 passed in Case no. MA/34/2004 in Sekhar Iron Works Pvt. Ltd –vs- Central Bank of India by the Kolkata Debts Recovery Tribunal.
- Photocopy of Assessment Registrar dated 10-12-2013 for the period of 2013-2014 from Kamarhati Municipality.
- Photocopy of Letter regarding Fire, Safety Recommendation for proposed construction dated 23-07-2014 in the name of M/s. Rashika Merchandise Pvt. Ltd. from Office of the Director General, West Bengal Fire & Emergency Services.
- Photocopy of Environment Clearance dated 18-02-2014 issued from M/s. Rashika Merchandise Pvt. Ltd.
- Photocopy of Allotment Letter.
- Photocopy of Letter dated 22-08-2014 issued from UCO Bank.
- Photocopy of Memorandum & Articles of Association of M/s. Rashika Merchandise Pvt. Ltd.
- Photocopy of Conversion Certificate dated 04-12-2013 From the office of ADM and D.L & L.R.O. In the Name of M/s Rasika Merchandise Pvt. Ltd.

Documents required for creating the security:

1. Obtain Prior Deeds being nos. 1891 for the year 1964 & 2448 for the year 1964 both in original (not certified copies)
2. Obtain Title Deed being no. 10574 for the year 2006 in original (not certified copy)
3. Obtain registered Development Agreement being no. 14456 for the year 2014 in original (not certified copy)
4. Obtain registered Deed of Boundary Declaration being no. 11811 for the year 2011 in original (not certified copy)
5. Obtain Conversion Certificate dated 04-12-2013 From the office of ADM and D.L & L.R.O. in the Name of M/s Rasika Merchandise Pvt. Ltd. in original
6. Obtain ULCR Permission
7. Obtain ROC Search Report in the name of M/s. Rashika Merchandise Pvt. Ltd. and ensure that no charge has been created with respect to the subject property
8. Await for Court Search Results

Certificate:

On going through the copies of the documents and relying on the contents of the same and subject to the observations and satisfactory compliance of the requirements sited above it is opined that the present owner has a clear and marketable title to the said properties. This opinion has been given on going through the copies of the documents and the original documents were not submitted.

Creation of Mortgage

The present owner can create equitable mortgage by deposit of title deed in favour of the LIC HFL by delivering the deeds and documents in original mentioned above.

All the papers and documents are returned herewith.

Yours truly,
Supriyo Basu

Advocate

Encl: As above.

Pk/Ss