

Sarmishtha Ghosh Sarkar

Advocate

High Court, Calcutta
High Court Bar Association Room No.14

Residence & Chamber:

27/6, Raja Rammohan Roy Road
Behala, Calcutta – 700 008
Mob : +91 9830186341
Phone : 033 2406-6151
Email:sgh_adv@yahoo.co.in

To
The Branch Manager,
Repc Home Finance,
Kolkata Branch,
Kolkata.

Dated: 26.02.2019

Dear Sir,

Sub: Title cum Search Report

Re : Title opinion of all that Flat No.7G on 7th floor Block-1 super built up area 862sqft situated at 71, New Cord Road, presently 71/A, New Cord Road, 71/B New Chord Road and 71/C New Cord Road, Shyamnagar within Ward No.22 of Bhatpara Municipality, District 24-Parganas (North) in Mouza Mulajore, P.O. – Athpur, P.S. Jagatdal, Pin – 743128.

With reference to your instruction, I, on the basis of Registered Deed of Conveyance dated 24.04.2009 being No.4055 for the year 2009 , Sale Notice from Government of West Bengal dated 08.10.2004 Gift Deed no. 5580 dated 25.07.2017 and other necessary Documents handed over to us in person pertaining to the said immovable property and other information given by us have conducted a detailed search and investigation and submit my report as under:

- a) One Xerox copy of Deed of Conveyance dated 24.04.2009 between NICCO CORPORATION LIMITED AND H.R GLOBAL FINANCE LIMITED
- b) One Xerox copy of Sale Notice dated 08.10.2014 from Govt of West Bengal to Nicco Corporation Pvt Limited
- c) One Xerox copy of Gift Deed dated 25.07.2017 Between H.R Infracon Limited And Bhatpara Municipality.



- d) Three Xerox copy of Municipal Tax Receipt
- e) Court order relating to Merger of H.R. Infracon Ltd and H.R. Global Finance Ltd

1. DESCRIPTION OF IMMOVABLE PROPERTY:

ALL THAT Flat No.7G on 7th floor Block-1 super built up area 862sqft situated at 71, New Cord Road, presently 71/A, New Cord Road, 71/B New Chord Road and 71/C New Cord Road, Shyamnagar within Ward No.22 of Bhatpara Municipality, District 24-Parganas (North) in Mouza Mulajore, P.O. – Athpur, P.S. Jagatdal, Pin – 743128.

which is butted and bounded by:

BOUNDARIES:

ON THE NORTH : By Part of Nicco Cable Factory
 ON THE SOUTH : By New Chord Road
 ON THE EAST : By New Chord Road
 ON THE WEST : By Uttarpara.

AREA AND LOCATION :

Homestead Land measuring an area about 4.503 Acres be the same a little more or less with structure standing thereon, having an situated lying situated at 71, New Cord Road, presently 71/A, New Cord Road, 71/B New Cord Road and 71/C New Cord Road, Shyamnagar within Ward No.22 of Bhatpara Municipality, District 24-Parganas (North) in Mouza Mulajore, P.O. – Athpur, P.S. Jagatdal, Pin – 743128.

SEARCH IN REGISTRAR'S OFFICES:

- i) Search have been carried out at A.D.S.R. Naihati, D.R. Barasat and Registrar of Assurances - IV Kolkata.



SEARCH AND INVESTIGATION:

- ii) 25 years (1993 – 2017) searches have been carried out at the above Registry Office and found no entry in the index books and thus the said property is free from any sale, mortgage and any type of transfer attachment, liens etc.

OBSERVATION ON:

- i) Mutation .. Done
 ii) Property Tax .. Paid
 iii) Search Report/Encumbrances .. Enclosed

TABLE OF CHAIN

Date	Mode of Transfer	Area of Land & Property	Transfer of Title From	Transfer of Title To
23.04.2009	Deed of Conveyance No. 4055/2009	4.503 acre	NICCO CORPORATION LTD	H. R. Global Finance Ltd
By an Order dated 18 th August, 2009 passed by the Hon'ble High Court in Company Petition No. 133 of 2009 connected with Company Application No. 164 of 2009, M/S H.R. Global Finance Ltd amalgamated with M/S H.R. Infracon Ltd.				
12.07.2017	Gift Deed No. 5580/2017	4 Cottah 2 Chittak 25 Sq. ft	H. R. Infracon Ltd	Bhatpara Municipality
	Agreement for Sale	Flat No. 7G on the 7 th Floor, of Block No. 1, measuring 862 Sq. ft	H. R. Infracon Ltd	Tandra Rani Ghosh, Amit Kumar Ghosh

2. CHAIN OF TITLE:

- A. By a registered Deed of Indenture dated 23rd April, 2009 being Deed No.04055 for the year 2009 executed by and between NICCO CORPORATION LTD. therein mentioned as Vendor and M/s. H.R.



Global Finance Ltd. therein mentioned as Purchaser, the said Nicco Corporation Ltd. sold, transferred and/or disposed of the land with structures measuring 4.503 acres more or less situated at 71, New Cord Road, Shyamnagar within Bhatpara Municipality, District 24-Parganas (North) in Mouza Mulajore, P.S.-Jagatdal together with structures standing thereon, hereinafter referred to as the said premises and more fully described in Schedule "A" hereto. The said sale was finalized by the Asset Sales Committee appointed by Industrial Reconstruction Department, Government of West Bengal and the Government by Order No.3375 (5)-IN RESPECT of dated 12th June, 2003 has permitted the Vendor to sell the said premises.

- A.1. By an order dated 18th August, 2009 passed by the Hon'ble High Court at Calcutta in Company Petition No.133 of 2009 connected with Company Application No. 164 of 2009 (Adhunik Navnirman (P) Ltd. and H.R. Global Finance Ltd.) the said two companies, were amalgamated with Messrs. H.R. Infracon Ltd., transferred to and vested in the said Messrs. H.R. Infracon Ltd. (The Vendor herein), absolutely and forever.
- B. The Vendor herein, thereafter, mutated its name in the record of Bhatpara Municipality and obtained a sanctioned building plan for construction of ground plus G+4 storied building in several blocks being Building Sanction Plan No.S-241. Thereafter, the vendor herein M/s. H.R. Infracon Limited made construction of another Five floors over the existing G +4 storied building in Block -3D Now 2C after getting a Provisional building Plan sanctioned vide sanction vide No.PWD/RB/515/16-17 dated 27.07.2018 passed by the Chairman-in-Council, Bhatpara Municipality.
- iii) The said property is not an ancestral property.
- iv) No minor's interest nor any other claim involved in the said property.
- v) No such document creating mortgage, charge or encumbrance found pending registration in concerned Registry office. The said



property has good, valid and marketable title without any encumbrance, attachment, liens and lispence.

3. The said property is not being affected by Urban Land (Ceiling and Requisition) Act, 1976.
4. The Schedule property is not being affected by 14T and 14U of Bengal Land Acquisition Act (1894) read with West Bengal Land Acquisition and Requisition Act - II (1984) as amended till date.
5. The said property is not a leasehold property.
6. No such permission of the concerned assessing officer of Income Tax is required for creating mortgage in this regard under Rule 48 K of Income Tax Act, 1961.
7. No such investigation is required in this case since the said property is a bastu land.
8. The said Owner got their names mutated in the records of Bhatpara Municipality.
9. No Special enactment is applicable for mortgaging this property.
10. Since the property is not owned by any company therefore no such search before the Registrar of Companies is required in this case.

PERSONAL INSPECTION:

I have personally verified of Registered Deed of Conveyance dated 23.04.2009 being No. 4055 for the year 2009, High Court Order dated 18.08.2009 and other necessary Documents of the said property lying and situated within the limits of Bhatpara Municipality being Municipal Premises no 71/A, 71/B, 71/C New Chord Road, PIN - 743128 and found that the said multi-storied building under construction seized and possessed by said Owners/Developer which are genuine.



CERTIFICATE:

I hereby certify that, I have personally searched and verified the information furnished in this report and have compared Title Deeds given to me with record of it, in the office of the Sub-Registrars & Registrar of Assurances and have found both tallying with each other. The statements and other information given in the report are correct and true. I certify that the above mentioned Owners have got a valid clear, absolute and marketable title over the property Subject to verify Parcha mentioned above. after getting the final registration i.e. Tandra Rani Ghosh and Amit Kumar Ghosh present and deposit the Original Title Deed with intention to create Equitable Mortgage, it will satisfy the requirement of creation of equitable mortgage.

The following documents should be kept on Repco Home Finance Ltd.'s record.

- i) Deed of Conveyance/ IGR
- ii) Possession Letter.

I am enclosing here with original search slips of concerned Registry offices.

Thanking you,

Yours faithfully,

Enclose: As above.



No. REGN AA 257045

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 10946
- 2. Date of application 18/2/19
- 3. Search for the year(s) 2006-19
- 4. Name of office to which the record to be searched or inspected relates
DR + Nainadi
- 5. Name of person or property to be searched ... M. - Mulagare
- 6. Nature of document DAG - 72, 73, Kh- 364
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
(10)
- 8. From whom received S. Ghosh
- 9. Fees paid under Article —
 - F (1) (i)
 - F (1) (ii) 30/2
 - F (2)

..... Registrar of

No. REGN AA 222746

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 19746
- 2. Date of application 18/2/19
- 3. Search for the year(s) 2006-19
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched A
- 6. Nature of document m
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... n mularare
1272
- 8. From whom received T. mularare
- 9. Fees paid under Article —
F (1) (i) 15 +
F (1) (ii)
F (2)

..... Registrar of

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Area - 1.65 Dec. (1 Lea.)

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Tapas Majumdar ✓

Moosa - Mula jore ps - Jagatohil

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by Road
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~~DA~~ - 72, 73, 94, & others

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WDSR Naihate

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Area - 1.65 Dec. (1lea.)

Tapas Majumdar

