



Prasant Kumar Dal

Advocate

HIGH COURT, Calcutta
Judges' Court, Howrah
Civil Bar Library, Room No. 4 (t : 2641 2646)
UCO Bank

Residence & Chamber :

"Kunja Bina" 84, Dharsa Chowdhuripara
Road (Near Mansatala Bazar), P.O.
G.I.P. Colony, P.S. Jagacha, District -
Howrah, Pin - 711 112
t : 2657 1029, (7 am - 9 am)
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Ref No. NEC/UCO/JHT/PROJECT/SKB & ORS./SRGD/05/20

Dated 17.08.2020

To
The Chief Manager,
UCO Bank, Jhorehat Branch,
Andul Station Road,
P.O. Jhorehat, P.S. Sankrail,
District-Howrah - 711302.

**SUB :- PRE-SANCTION PROJECT APPROVAL FOR PURCHASE OF FLATS
UNDER UCO SHELTER SCHEME**

NAME OF THE PROJECT : "SOURAV'S"

Situate at Village and Post Office
Jhorehat, Police Station Sankrail,
District Howrah 711302, West
Bengal.

**NON ENCUMBRANCES CERTIFICATE & SEARCH REPORT AND
LEGAL OPINION ON TITLE OF THE PROPERTY OF PROJECT**

ALL THAT piece and parcel of Rayata Dakhali Swatwiya a demarcated plot of Bastu land marked with Plot No. "A" admeasuring **04 (four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. [as per physical measurement] or 08 decimals Bastu land** according to 0.3333 share out of total 24 decimals Bastu land comprised in R.S. Dag No.789 corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576 with all sorts of easementary right **AND** a demarcated plot of Bastu land marked with Plot No. "A1" admeasuring **02(two) cottahs 01 (one) chittaks 05(five) Sqft. or 3.42 decimals as per Physical measurement 02(two) cottahs 06 (six) chittak 32 (thirty two) Sqft. or as per ROR (L.R.) 4 Decimals Bastu land** according to 0.1132 share out of total 30 decimals land comprised in R.S. Dag No. 788 corresponding to **L.R. Dag No. 857** under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 95, 167, 2657 & 228





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respectively both of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right of Partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side **AND** a demarcated plot of **Bastu land marked with Plot No. "B"** admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. or 08 decimals** Bastu land according to 0.3333 share out of total 24 decimals Bastu land comprised in R.S. Dag No. 789 corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 3994** deriving from L.R. Khatian Nos. 1539 & 2875 respectively with all sorts of easementary right of 12' feet wide common passage middle portion of the Northern side **AND** a demarcated plot of **Bastu land marked with Plot No. "B-1"** admeasuring 01(one) cottahs 06 (six) chittaks 24 (twenty four) Sqft. or 2.32 decimals **as per Physical measurement 01(one) cottah 03 (three) chittaks 16 (sixteen) Sqft. or as per ROR (L.R) 02 decimals** according to 0.0431 share out of total 55 decimals land comprised in R.S. Dag No. 781 corresponding to **L.R. Dag No. 850** under **L.R. Khatian No. 3994** deriving from L.R. Khatian No. 933 both of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail with in area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of 6' feet wide common passage on the Eastern side and 12' feet wide common passage on the North East Corner **AND** a demarcated plot of **Bastu land marked with Plot No. "C"** admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. Bastu Land or 08 decimals** according to 0.3334 share out of total 24 decimals Bastu land comprised in R.S.





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Dag No. 789 corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 3913** deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right attached thereto **IN TOTAL ONE COMPACT PLOT OF RAYATA DAKHALI SWATWIYA BASTU LAND** containing an area of land admeasuring 17(seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft.** or **as per ROR (L.R.) 30 decimals Together with 100 Sqft. R.T. Shed structure** demarcated marked with **Plot Nos. "A", "A1"; "B", "B-1" & "C"** comprised in R.S. Dag Nos. 789, 788 & 781, corresponding to **L.R. Dag Nos. 858, 857 & 850** respectively under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576, 95, 167, 2657 & 228 respectively **AND L.R. Khatian No. 3994** deriving from L.R. Khatian Nos. 1539, 2875 & 933 respectively **AND L.R. Khatian No. 3913** deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right of 12' feet wide common passage towards South to North at the middle portion on the Northern side and partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side and 12' feet wide common passage towards West to East & South to North on the North East Corner of this said plot of land within the territorial Jurisdiction of District Sub Registrar - 1, Howrah and Additional District Sub Registrar





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Ranihati, Howrah which is butted and bounded in the manner following:-

- ON THE NORTH:** Partly 12' (twelve) feet wide common passage towards South to North & West to East on the North East Corner; Partly Land of Anupam Das of R.S. Dag No. 781, Partly Land of Nirmal Kanta Ghosh of R.S. Dag No. 780, Partly 12' feet wide common passage towards South to North at the middle portion **and** partly Land of Nirmal Kanta Ghosh of R.S. Dag No. 780.
- ON THE SOUTH:** Partly Land of Arun Ghosh and Barun Ghosh of R.S. Dag No. 791 and partly Land & Building of Nishikanta Ghosh & others of R.S. Dag No. 790.
- ON THE EAST :** Partly 12' (twelve) feet wide common passage towards West to East & South to North on the North East Corner; Partly 6' feet wide common passage towards South to North then Land & Building of Sushil Kumar Chattopadhyay of R.S. Dag No. 788, Partly Land & Building of Ranu Mondal of R.S. Dag No. 788 and Partly land of Arun Ghosh & Barun Ghosh of R.S. Dag No. 791.
- ON THE WEST :** Partly land & Building of Manas Bhuniya of R.S. Dag No. 779 and Partly Buri Khal (Cannel) of R.S. Dag No. 801.

NAME OF THE PRESENT LANDOWNERS OF THE ABOVE MENTIONED PROPERTY :-

1. **SRI SOURAV KUMAR BORAL @ SOURAV BORAL (PAN-AEOPB8556N) (AADHAAR NO. 454543232445)** son of Late Biswanath Boral;
2. **SRI RAHUL BORAL (PAN - BFCPB2491C) (AADHAAR NO. 404750671633)** son of Sri Sourav Kumar Boral @ Sourav Boral;
3. **SMT. RUMA BORAL (PAN - ADWPB9615K) (AADHAAR NO. 262815772028)** wife of Sri Sourav Kumar Boral @ Sourav Boral by occupation Household Duties, all are residing at Village and





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Post Office Jhorehat, Police Station Sankrail, District Howrah
711302, West Bengal, India.

TITLE DEEDS OF THE ABOVE MENTIONED PROPERTY :-

- 1. Deed Of Sale** of Book No. 1, CD Volume No. 5, Pages from 1602 to 1612 Being No. 02185 for the year 2011 duly Executed and Registered on 18.05.2011 before the Additional District Sub Registrar, Ranihati Howrah in the name of Purchaser **SRI SOURAV BORAL AND** Vendor **SRI KHAGENDRA NATH GHOSH.**
- 2. Deed Of Sale** of Book No. 1, Volume No. 0503-2015, Pages from 13731 to 13751 Being No. 050302705 for the year 2015 duly Executed and Registered on 26.06.2015 before the Additional District Sub Registrar, Ranihati Howrah in the name of Purchaser **SRI SOURAV BORAL AND** Vendors **Smt. Minati Kongar & 7 others.**
- 3. Deed Of Sale** of Book No. 1, CD Volume No. 8, Pages from 2402 to 2415 Being No. 02671 for the year 2014 duly Executed and Registered on 24.06.2014 before the Additional District Sub Registrar, Ranihati Howrah in the name of Purchaser **SRI RAHUL BORAL AND** Vendors **Smt. Dipali Ghosh & 10 other through their lawful constituted attorney SRI SOURAV BORAL.**
- 4. Deed Of Sale** of Book No. 1, Volume No. 0503-2015, Pages from 13699 to 13716 Being No. 050302703 for the year 2015 duly Executed and Registered on 26.06.2015 before the Additional District Sub Registrar, Ranihati Howrah in the name of





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Purchaser **SRI RAHUL BORAL AND Vendor SRI TUSHAR KANTI GHOSH.**

5. **Deed Of Sale** of Book No. 1, CD Volume No. 8, Pages from 2388 to 2401 Being No. 02670 for the year 2014 duly Executed and Registered on 24.06.2014 before the Additional District Sub Registrar, Ranihati Howrah in the name of Purchaser **SMT. RUMA BORAL AND Vendors Smt. Dipali Ghosh & 10 other through their lawful constituted attorney SRI SOURAV BORAL.**

DEED OF AMALGAMATION:

Deed Of Amalgamation of Book No. 1, Volume No. 0501-2020, Pages from 85608 to 85650 Being No. 050302430 for the year 2020 duly Executed and Registered on 03.08.2020 before the District Sub Registrar-I, Howrah executed by the Land owner No.1 **SRI SOURAV KUMAR BORAL @ SOURAV BORAL and 2. SRI RAHUL BORAL and 3. SMT. RUMA BORAL.**

L.R. RECORD OF RIGHT OF THE ABOVE MENTIONED PROPERTIES :-

- i) **L.R. Khatian No. 4690** of L.R. Dag No. 857 as **04 decimals Danga land** according to share 0.1132 out of total 30 decimals Danga Land and L.R. Dag No. 858 as **08 decimals Bagan land** according to share 0.3333 out of total 24 decimals Bagan Land in the name of **Sri Sourav Boral** (Land Owner No.1).
- ii) **L.R. Khatian No. 3994** of L.R. Dag No. 850 as **02 decimal Danga land** according to share 0.0431 out of total 55 decimals Danga Land and L.R. Dag No. 858 as **08 decimals Bagan land**





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according to share 0.3333 out of total 24 decimals Bagan Land in the name of **Sri Rahul Boral** (Land Owner No. 2).

- iii) **L.R. Khatian No. 3913** of L.R. Dag No. L.R. Dag No. 858 as **08 decimals Bagan Land** L.R. Dag No. 858 as 08 decimals Bagan land according to share 0.3334 out of total 24 decimals Bagan Land in the name of **Smt. Ruma Boral** (Land Owner No. 3).

CONVERSION CERTIFICATE :

- i) **Memo No. X/S-29/559/1(2)/sank/16 Dated 15.04.2016 as 04 decimals Bastu Land** of L.R. Dag No. 857, under L.R. Khatian No. 4690, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Sourav Boral** [C/350/1A/15].

- ii) **Memo No. X/S-29/1482/1(3)/sank/15 Dated 02.06.2015 as 08 decimals Bastu Land** of L.R. Dag No. 858, under L.R. Khatian No. 4690, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Sourav Boral** [C/03/1C/15].

- iii) **Memo No. X/S-29/558/1(2)/sank/16 Dated 15.04.2016 as 02 decimals Bastu Land** of L.R. Dag No. 850, under L.R. Khatian No. 3994, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Rahul Boral** [C/349/1A/15].

- iv) **Memo No. X/S-29/1588/1(3)/sank/15 Dated 19.06.2015 as 08 decimals Bastu Land** of L.R. Dag No. 858, under L.R. Khatian No. 3994, Mouza Jhorehat, P.S, Sankrail, Howrah





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issued by Block Land and Land Reforms Office, Sankrail, Howrah
in the name of **Sri Rahul Boral** [C/03/1C/15].

- v) **Memo No. X/S-29/1483/1(3)/sank/15 Dated 02.06.2015 as
08 decimals Bastu Land** of L.R. Dag No. 858, under L.R.
Khatian No. 3913, Mouza Jhorehat, P.S, Sankrail, Howrah
issued by Block Land and Land Reforms Office, Sankrail, Howrah
in the name of **Smt. Ruma Boral** [C/09/1C/15].

APPROVAL OF BUILDING PLAN :-

The plan for construction of (G+IV) five multistoried Residential
Building marked as "**BLOCK - A**" & "**BLOCK - B**" on the above
mentioned area of 30 decimals Bastu land sanctioned and issued
by the District Engineer of the Howrah Zilla Parishad vide
Memo. No. 195/032/HZP/EP/ PS-24 dated 01.10.2019.

NAME OF DEVELOPER:

M/S. S.R. GROUP & DEVELOPER (PAN - ADXFS7794P) a
partnership firm being incorporated under the Partnership
Act 1956 having its office at Village and Post Office Jhorehat,
Police Station Sankrail, District Howrah 711302, West
Bengal, India being represented by its partners viz. 1. **SRI
SOURAV KUMAR BORAL @ SRI SOURAV BORAL (PAN-
AEOPB8556N) (AADHAAR NO. 454543232445)** son of Late
Biswanath Boral ;

2. **SRI RAHUL BORAL (PAN - BFCPB2491C) (AADHAAR NO.
404750671633)** son of Sri Sourav Kumar Boral ;

both are by faith Hindu, by occupation Business, by Nationality
Indian residing at Village and Post Office Jhorehat, Police
Station Sankrail, District Howrah 711302, West Bengal, India.





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CONSTITUTION :-

PARTNERSHIP FIRM M/S. S.R. GROUP & DEVELOPER having its office at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India being represented by its partners Sri Sourav Kumar Boral and Sri Rahul Boral by executed a Partnership Deed on 01.04.2019 Notarized on 02.05.2019 before the Notary Padma Das, C.M.M.'s Court, Kolkata - 700001.

DEVELOPMENT AGREEMENT:

Development Agreement of Book No. 1, Volume No. 0501-2020, Pages from 85756 to 85823 Being No. 050302433 for the year 2020 duly Executed and Registered on 03.08.2020 before the District Sub Registrar-I, Howrah **BETWEEN LAND OWNERS 1. SRI SOURAV KUMAR BORAL @ SRI SOURAV BORAL, 2. SRI RAHUL BORAL & 3. SMT. RUMA BORAL AND DEVELOPER "M/S. S.R. GROUP & DEVELOPER"**.

GENERAL POWER OF ATTORNEY TO PROMOTER/DEVELOPER

AFTER REGISTERED DEVELOPMENT AGREEMENT :-

General Power of Attorney of Book No. 1, Volume No. 0501-2020, Pages from 87135 to 87169 Being No. 050102462 for the year 2020 duly Executed 03.08.2020 and Registered on 04.08.2020 before the District Sub Registrar-I, Howrah Executed by **LAND OWNERS 1. SRI SOURAV KUMAR BORAL @ SRI SOURAV BORAL, 2. SRI RAHUL BORAL & 3. SMT. RUMA BORAL** appointed their true & lawful constituted Attorney developer **"M/S. S.R. GROUP & DEVELOPER"** represented by its





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two Partners viz. **1. SRI SOURAV KUMAR BORAL @ SRI
SOURAV BORAL 2. SRI RAHUL BORAL.**

Respected Sir,

As advised, I hereby submit my legal opinion-cum-non-encumbrance Certificate and Legal Scrutiny Report in respect of the aforesaid project as hereunder.

I have caused necessary Searches in the District Sub Registrar-I Howrah, Additional District Sub Registrar office Ranihati and Registrar of Assurance at Kolkata, for the period from 2007 to 2020 through record searchers and after obtaining five Certified of Title Deed of the abovementioned properties, Deed of Amalgamation, Development Agreement, General Power of Attorney, I have compared with the said original five Indenture (Deed of Sale), Deed of Amalgamation, Development Agreement & General Power of Attorney and have also inspected the Settlement Records of Rights of B.L.& L.R.O., Conversion Certificates, Sanctioned Plan from Howrah Zilla Parishad, Rent receipts, Panchayet tax receipt, affidavits and I have examined all others relevant documents mentioned in the Schedule below in respect of the aforesaid property.

After going through the Schedule mentioned following documents and papers it is gathered:

ALL THAT piece and parcel of **one compact plot of Rayata Dakhal Swatwiya Bastu land** containing an area of land admeasuring 17(seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft. or as per ROR (L.R.) 30 decimals**





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TOGETHER WITH R.T. Shed structure demarcated marked with plot Nos. "A", "A1"; "B", "B-1" & "C" comprised in R.S. Dag Nos. 788, 789 & 781, corresponding to **L.R. Dag Nos. 858, 857 & 850** respectively under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576, 95, 167, 2657 & 228 respectively **AND L.R. Khatian No 3994** deriving from L.R. Khatian Nos. 1539, 2875 & 933 respectively **AND L.R. Khatian No. 3913** deriving from L.R. Khatian No. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet, District Howrah 711302 with all sorts of easementary right of 12' feet wide common passage towards South to North at the middle portion on the Northern side and partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side and 12' feet wide common passage on the North East Corner towards West to East & South to North of this plot of land within the territorial Jurisdiction of District Sub Registrar - I, Howrah and Additional District Sub Registrar Ranihati, Howrah is the subject matter of **THIS PROJECT**.

After that by virtue of a Registered Deed of Sale on 18th day of May, 2011 which is recorded in the Book No. 1, CD Volume No. 5, Pages from 1602 to 1612 Being No. 02185 for the year 2011 in the office Additional District Sub Registrar at Ranihati Howrah, the present **Land owner No. 1 SRI SOURAV KUMAR BORAL @SOURAV BORAL** has purchased a demarcated plot of Bagan land admeasuring **04 (four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. as per physical measurement or 08 decimals** marked with **Plot No. "A"** comprised in





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R.S. Dag No. 789 corresponding to L.R. Dag No. 858 under L.R. Khatian No. 576 of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet, District Howrah 711302 with all sorts of easementary right from his Vendor Sri Khagendra Nath Ghosh son of late Guiram Ghosh of Jhorehat, Sankrail, Howrah who acquired the said property by way Law of inheritance from his father as well as by executed a Deed of Partition with his co-sharers and enjoyed the same by mutated his name in the Land Reforms Settlement Record of Rights by payment of rents thereat **and whereas** by virtue of another Registered Deed of Sale on 26th day of June, 2015 in the office Additional District Sub Registrar at Ranihati Howrah duly recorded in the Book No. 1, Volume No. 0503-2015, Pages from 13731 to 13751 Being No. 050302705 for the year 2015 in the office Additional District Sub Registrar at Ranihati Howrah, he has also purchased a demarcated Plot of Danga land admeasuring **02(two) cottahs 01 (one) chittak 05 (five) Sqft. or 3.42 decimals as per Physical measurement 02(two) cottahs 06 (six) chittak 32 (thirty two) Sqft. marked with Plot No. "A1"** comprised in R.S. Dag No. 788 corresponding to L.R. Dag No. 857 under L.R. Khatian Nos. 95,167, 2657 & 228 respectively of the aforesaid Mouza, Police Station and Panchayet in the District Howrah 711302 with all sorts of easementary right of partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side from his Vendors 1. Smt. Minati Kongar wife of Late Adhir Chandra Kongar, 2. Sri Palash Kongar son of Late Adhir Chandra Kongar, 3. Smt. Jhumpa Ghosh wife of Sri Amit Ghosh, 4. Smt. Rumpa Panja wife of Sri Malay Panja both are daughters of Late Adhir Chandra





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Kongar, 5. Sri Asit Chandra Kongar, 6. Sri Samarendra Nath Kongar and 7. Sri Amrita Lal Kongar Nos. 5 to 7 sons of late Sailendra Nath Kongar all are resident of Jhorehat, Sankrail, Howrah who acquired the said property by way Law of inheritance viz. Vendor No.1 inherited from her husband Late Adhir Chandra Kongar and Vendor No. 2 to 4 inherited from their father Late Adhir Chandra Kongar and Vendor No. 5 to 7 inherited from their father Late Sailendra Nath Kongar and enjoyed the same by mutated their names in the Land Reforms Settlement Record of Rights by payment of rent thereat.

After that by virtue of the aforementioned said two separate Registered Deed of Sale in the manner as aforesaid **Sri Sourav Kumar Boral @ Sourav Boral** being absolute owner and occupier has mutated & recorded his name in the present Settlement Land Reforms Record of Rights in respect of the said respective purchased properties in the office of the Block Land and Land Reforms Officer, Sankrail Howrah published in the Separate **L.R. Khatian No. 4690 of L.R. Dag No. 857 as 04 decimals Danga Land** according to share 0.1132 out of total 30 decimals Danga Land **and another L.R. Dag No. 858 as 08 decimals Bagan Land** according to share 0.3333 out of total 24 decimals Bagan Land and also recorded the said properties in his name in the record of Banupur-II Gram Panchayet and subsequently the said **4 decimals Danga land** was converted into **Bastu land** vide Memo No. X/S-29/559/1(2)/ SANK/16 dated 15.04.2016 **and** the said another plot of **08 decimals Bagan land** was also converted into **Bastu land** vide Memo No. X/S-29/1482/1(3)/ SANK/15 dated 02.06.2015 and thereby he has been possessing the said property at his own right title and interest by paying rents and taxes before the competent authority and enjoying the





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same without any interruption from any corner whatsoever with **FREE FROM ALL ENCUMBRANCES.**

After that by virtue of a Registered Deed of Sale on 24th day of June, 2014 which is recorded in the Book No. 1, CD Volume No. 8, Pages from 2402 to 2415 Being No. 02671 for the year 2014 in the office Additional District Sub Registrar at Ranihati Howrah, the present **Land Owner No.2 SRI RAHUL BORAL** has purchased a demarcated plot of Bagan land admeasuring **04 (four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. as per physical measurement or 08 decimals** marked with **Plot No. "B"** comprised in R.S. Dag No. 789 corresponding to L.R. Dag No. 858 under L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail with in the area of Jhorehat Gram Panchayet at present Banupur - II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of 12' feet wide common passage South to North at the middle portion on the Northern side from his Vendors 1. Smt. Dipali Ghosh wife of late Balai Ghosh 2. Sri Dilip Ghosh 3. Sri Sudip Ghosh both are sons of Late Balai Ghosh 4. Smt. Anju Adhikary wife of Sri Sushanta Adhikari 5. Smt. Manju Maity wife of Sri Tapan Maity both are daughters of Late Balai Ghosh 6. Smt. Menoka Ghosh wife of Late Haladhar Ghosh 7. Shyamali Ghosh 8. Kalplana Ghosh 9. Sri Biswanath Ghosh Nos. 6 to 9 daughters and son of Late Haladhar Ghosh 10. Smt. Aloka Roy wife of Sri Asim Roy 11. Smt. Chaina Das wife of Sri Shukdeb Das both are daughters of Late Haladhar Ghosh of Jhorehat, Sankrail, Howrah through their lawful attorney (Registered General Power of Attorney Deed No. 00262 dated 19.05.2011 vide Book No. IV, Volume No. 1, Pages from 2520 to 2532 for the year 2011 of ADSR Ranihati Howrah) **Sri**





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Sourav Boral son of late Biswanath Boral of Jhorehat, Sankrail, Howrah who acquired the said property by way Law of inheritance viz. Vendor No.1 inherited from her husband Late Balai Ghosh and Vendor No. 2 to 5 inherited from their father Late Balai Ghosh and Vendor No. 6 inherited from her husband Late Haladhar Ghosh and Vendor No. 7 to 11 inherited from their father Late Haladhar Ghosh and enjoyed the same by mutated their names in the Land Reforms Settlement Record of Rights by payment of rent thereat **and whereas** by virtue of another Registered Deed of Sale on 26th day of June, 2015 which is recorded in the Book No. 1, Volume No. 0503-2015, Pages from 13699 to 13716 Being No. 050302703 for the year 2015 in the office Additional District Sub Registrar at Ranihati Howrah, he has also purchased a demarcated Plot of Danga land admeasuring **01(one) cottah 06 (six) chittaks 24 (twenty four) Sqft. or 2.32 decimals as per Physical measurement 01(one) cottah 03 (three) chittaks 16 (sixteen) Sqft.** marked with **Plot No. "B-1"** comprised in R.S. Dag No. 781 corresponding to L.R. Dag No. 850 under L.R. Khatian No. 933 of the aforesaid Mouza, Police Station and Panchayet in the District Howrah 711302 with all sorts of easementary right of partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side and 12' feet wide common passage towards West to East & South to North on the North East Corner from his Vendor Sri Tushar Kanti Ghosh son of Balai Chandrta Ghosh of Jhorehat, Sankrail, Howrah along with the Consent Parties No. 1. Smt. Minati Kongar wife of Late Adhir Chandra Kongar,2. Sri Palash Kongar son of Late Adhir Chandra Kongar, 3. Smt. Jhumpa Ghosh wife of Sri Amit Ghosh, 4. Smt. Rumpa Panja wife of Sri Malay Panja both are daughters





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of Late Adhir Chandra Kongar, 5. Sri Asit Chandra Kongar, 6. Sri Samarendra Nath Kongar and 7. Sri Amrita Lal Kongar Nos. 5 to 7 sons of late Sailendra Nath Kongar all are resident of Jhorehat, Sankrail, Howrah who acquired the said property by way Law of inheritance thereat.

After that by virtue of the aforementioned said two separate Registered Deed of Sale in the manner as aforesaid **Sri Rahul Boral** being absolute owner and occupier has mutated & recorded his name in the present Settlement Land Reforms Record of Rights in respect of the said respective purchased properties in the office of the Block Land and Land Reforms Officer, Sankrail Howrah published in the Separate **L.R. Khatian No. 3994** of **L.R. Dag No. 850** as **02 decimals Danga Land** according to share 0.0431 out of total 55 decimals Danga Land **AND** another **L.R. Dag No. 858** as **08 decimals Bagan Land** according to share 0.3333 out of total 24 decimals Bagan Land and also recorded the said property in his name in the record of Banupur-II Gram Panchayet and subsequently the said **02 decimals Danga Land** was converted into **Bastu land** vide Memo No. X/S-29/558/1(2)/SNK/16 dated 15.04.2016 **AND** the said another plot of **08 decimals Bagan land** was also converted into **Bastu land** vide Memo No. X/S-29/1588/1 (3)/SNK/15 dated 19.06.2015 and thereby he has been possessing the said property at his own right title and interest by paying rents and taxes before the competent authority and enjoying the same without any interruption from any corner whatsoever with **FREE FROM ALL ENCUMBRANCES.**

After that by virtue of a Registered Deed of Sale on 24th day of June, 2014 which is recorded in the Book No. 1, CD Volume No. 8,





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Pages from 2388 to 2401 Being No. 02670 for the year 2014 in the office Additional District Sub Registrar at Ranihati Howrah, the present **Land owner No.3 SMT. RUMA BORAL** has Purchased a demarcated plot of Bagan land admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. or 08 decimals as per physical measurement** marked with **Plot No. "C"** comprised in R.S. Dag No. 789 corresponding to L.R. Dag No. 858 under L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail with in the area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right attached thereto from her Vendors 1. Smt. Dipali Ghosh wife of late Balai Ghosh 2. Sri Dilip Ghosh 3. Sri Sudip Ghosh both are sons of Late Balai Ghosh 4. Smt. Anju Adhikary wife of Sri Sushanta Adhikari 5. Smt. Manju Maity wife of Sri Tapan Maity both are daughters of Late Balai Ghosh 6. Smt. Menoka Ghosh wife of Late Haladhar Ghosh 7. Shyamali Ghosh 8. Kalplana Ghosh 9. Sri Biswanath Ghosh Nos. 6 to 9 daughters and son of Late Haladhar Ghosh 10. Smt. Aloka Roy wife of Sri Asim Roy 11. Smt. Chaina Das wife of Sri Shukdeb Das both are daughters of Late Haladhar Ghosh of Jhorehat, Sankrail, Howrah through their lawful attorney (Registered General Power of Attorney Deed No. 00262 dated 19.05.2011 vide Book No. IV, Volume No. 1, Pages from 2520 to 2532 for the year 2011 of ADSR Ranihati Howrah) **Sri Sourav Borral** son of late Biswanath Borral of Jhorehat, Sankrail, Howrah who acquired the said property by way Law of inheritance viz. Vendor No.1 inherited from her husband Late Bali Chandra Ghosh and Vendor No. 2 to 5 inherited from their father Late Bali Chandra Ghosh and Vendor No. 6 inherited from her husband Late Haladhar Ghosh and Vendor No. 7 to 11 inherited





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from their father Late Haladhar Ghosh and enjoyed the same by mutated their names in the Land Reforms Settlement Record of Rights by payment of rent thereat.

After that by virtue of the aforementioned said Registered Deed of Sale in the manner as aforesaid **Smt. Ruma Borai** being absolute owner and occupier has mutated & recorded her name in the present Settlement Land Reforms Record of Rights in respect of the said respective purchased property in the office of the Block Land and Land Reforms Officer, Sankrail Howrah published in the Separate **L.R. Khatian No. 3913** of **L.R. Dag No. 858** as **08 decimals Bagan Land** according to share 0.3334 out of total 24 decimals Bagan Land and also recorded the said property in her name in the record of Banupur-II Gram Panchayet and subsequently the said **08 decimals Bagan land** was converted into **Bastu land** vide Memo No. X/S-29/1483/1(3)/SNK/15 dated 02.06.2015 and thereby she has been possessing the said property at her own right title and interest by paying rents and taxes before the competent authority and enjoying the same without any interruption from any corner whatsoever with **FREE FROM ALL ENCUMBRANCES.**

After that the present Land owners have already obtained a (G+IV) storied sanctioned residential building plan marked as "**BLOCK - A**" & "**BLOCK -B**" for construction of the said buildings at L.R. Dag Nos. 850, 857 & 858 under L.R. Khatian Nos. 3913, 3994 & 4690 J.L. No. 30, Mouza - Jhorehat, Police Station Sankrail, Gram Panchayet Banupur - II, District Howrah form Howrah Zilla Parishad vide Memo No.195/032/HZP/EP/PS-24 dated 01.10.2019 Sanctioned & issued by the District Engineer.





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After that for the sake of better convenience of development of the aforesaid properties, the said land owners have mutually amalgamated their said respective properties i.e. 5(five) plots of land marked with **Plot Nos. "A", "A1", "B", "B1" & "C"** have merged into **one compact plot of Rayata Dakhali Swatwiya Bastu land** containing the said total area of Land/Unit admeasuring 17 (seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft. or as per ROR (L.R.) 30 decimals** comprised in R.S. Dag Nos. 789, 788 & 781, corresponding to **L.R. Dag Nos. 858, 857 & 850** respectively under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576, 95, 167, 2657 & 228 respectively **AND L.R. Khatian No. 3994** deriving from L.R. Khatian Nos. 1539, 2875 & 933 respectively **AND L.R. Khatian No. 3913** deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No.30, Police Station Sankrail with in area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 by executed a **Deed of Amalgamation** on 3rd day of August 2020 registered before the office of the District Sub Registrar-I, Howrah duly recorded in the Book No. 1, Volume No. 0501-2020 Pages from 85608 to 85650 Being No. 050102430 for the year 2020 for construction of (G+IV) five multistoried residential buildings marked as **"BLOCK -A" & "BLOCK -B"** as per aforementioned sanctioned plan and on the same day the Developer **M/S. S.R. GROUP & DEVELOPER** a partnership firm entered into a Development Agreement with the Land owners **1. SRI SOURAV KUMAR BORAL @ SOURAV BORAL, 2. SRI RAHUL BORAL & 3. SMT. RUMA BORAL** for development the aforementioned property by raising construction (G+IV)





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multistoried residential buildings marked as "**BLOCK -A**" & "**BLOCK - B**" as per aforementioned sanctioned plan, the said Development Agreement registered before the District Sub Registrar-I, Howrah duly recorded in the Book No. 1, Volume No. 0501-2020 Pages from 85756 to 85823 Being No. 050102433 for the year 2020 and the said Land owners have also appointed their true and lawful constituted attorney the said Developer **M/S. S.R. GROUP & DEVELOPER** a partnership firm having its office at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal represented by its two partners viz. **1. SRI SOURAV KUMAR BORAL @ SOURAV BORAL** son of Late Biswanath Boral, **2. SRI RAHUL BORAL** son of Sri Sourav Kumar Boral @ Sourav Boral both are residing at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal by executing a Genertal Power of Attorney to Promoter/ Developer After Registered Development Agreement duly executed 03.08.2020 and registered on 04.08.2020 before the District Sub Registrar-I Howrah duly recorded in the Book No. 1, Volume No. 0501-2020, Pages 87135 to 87169 Being No. 050102462 for the year 2020 for supervision, architect and to do sign, execute and perform all such acts Deeds and things and execute the relevant Agreement for sale and also present and register the relevant Deed of conveyance or conveyances in respect of the flat, land and building on and on behalf the said owners. **Thereafter** in pursuant to the said Development Agreement and General Power of Attorney to Promoter/Developer After Registered Development Agreement dated 03.08.2020, the **DEVELOPER/ Confirming Party**, is authorized by the Land owners to construct the said (G+IV) five multi





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storied residential Flat buildings known as "SOURAV'S" marked as "BLOCK - A" & "BLOCK - B" on the said abovementioned land in accordance with a Sanctioned Building Plan vide Memo No.195/032/HZP/EP/PS-24 dated 01.10.2019 Sanctioned & issued by the District Engineer, Howrah Zilla Parishad for selling out the self independent flat/flats to the prospective purchaser/purchasers as ownership basis out of Developer's Allocation in terms of the said Development Agreement dated 03.08.2020.

It appears from Title Deed of Sale, ROR (LR), Conversion Certificates, Rent Receipts, Panchayet Tax Receipt the name of Land owner No.1 has been recorded as "Sri Sourav Boral", on the contrary it is found from Pan Card, Aadhaar Card, Voter Card, Bank Account, Partnership Deed, Trade License and Registration Certificate of GST the name of Land owner No. 1 has been recorded as "Sourav Kumar Boral". For that reason the Land owner No. 1 "Sourav Kumar Boral" has sworn an affidavit (Item No. 44 of the Schedule of Documents) before the Sub Divisional Executive Magistrate at Howrah declaring that that in order to prove his identity as "Sourav Kumar Boral and "Sourav Boral" are in the name of one and same identical person.

It appears from the item No. 35 of the Schedule of documents as mentioned in my report (i.e. affidavit sworn by the Land owners **1. SRI SOURAV KUMAR BORAL @ SOURAV BORAL, 2. SRI RAHUL BORAL & 3. SMT. RUMA BORAL** on 12.08.2020) they have declared that they could not proceed in respect of searching before the Ld. 5th Civil Judge(Jr. Division) and 3rd Civil Judge (Sr. Division) Howrah for taking information whether any title suit pending or not in respect of the abovementioned property of Project during the existing the period of





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Covid-19 pandemic announced by Govt. Which is still continuing so, they have given an undertaking by an affidavit to produce the information report of the Ld. Court before the Bank authority as and when it will be available from the Ld. Court after normalization of the office work.

I hereby certify that the above mentioned area of Bastu land admeasuring 17 (seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft. or as per ROR (L.R.) 30 Bastu land of 1 SRI SOURAV KUMAR BORAL @ SOURAV BORAL, 2. SRI RAHUL BORAL & 3. SMT. RUMA BORAL are FREE FROM ALL ENCUMBRANCES**, charges, liabilities, liens and lispendens, attachments of any kind of whatsoever. After perusing the affidavit (the item No. 35 schedule of documents) by the present Land owners declaring and/or certifying that the property in question is not subject to any pending litigation or attachment from court or other Govt. Departments/ Authorities so, the said property is absolutely clear and free marketable title as per following Schedule of documents, which are verified with those of originals.

It is also hereby Certified that the above mentioned Land and under construction (G+IV) five multistoried residential flat buildings known as "**SOURAV'S**" marked as "**BLOCK -A**" & "**BLOCK -B**" are not affected by any restriction of Urban Land (Ceiling & Regulation Act, 1976) and also the same is not under any claim of K.M.D.A. and H.I.T. and it is fit for equitable mortgage and fully enforceable according to





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SARFAESI Act 2002 (amended). That any purchaser of the flat(s)/unit(s) of the aforesaid multi storied building of the project of "**SOURAV'S**" may create equitable mortgage of the same by the deposit of his/her/their Original Title Deed/s to the UCO Bank as security for his/her/their loan.

The receipts of the relevant searches, searching report, affidavit of the owners & developer and Certified Copy of Deed of sale, Deed of Amalgamation and Development Agreement and General Power of Attorney and other papers are enclosed herewith.

It is further Certified that I have verified with certified copy of the said five Sale Deeds from the Additional District Sub Registrar Ranihati, Howrah and Deed of Amalgamation **AND** Development Agreement and General Power of Attorney from the District Sub Registrar -I, Howrah respectively about the genuineness of the Title Deed of Sale, Deed of Amalgamation, Development Agreement & General Power of Attorney Examined by me and that the same are Original and not duplicate or fake.

SCHEDULE OF THE DOCUMENTS

(Documents to be obtained for create of equitable mortgage)

1. Photo copy of Deed of Sale of Book No. I, Volume No.5, Pages 1602 to 1612 Being No.02185 for the year 2011 duly Executed and Registered on 18.05.2011 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Sourav Boral (Purchaser) **AND** Sri Khagendra Nath Ghosh(Vendor).
- 1A. Certified copy of Deed of Sale of Book No. I, Volume No.5, Pages 1602 to 1612 Being No.02185 for the year 2011 duly Executed and Registered on 18.05.2011 before the Additional District Sub Registrar Ranihati





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- Howrah **BETWEEN** Sri Sourav Boral (Purchaser) **AND** Sri Khagendra Nath Ghosh(Vendor).
2. Photo copy of Deed of Sale of Book No. 1, Volume No.0503-2015, Pages 13731 to 13751 Being No.050302705 for the year 2015 duly Executed and Registered on 26.06.2015 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Sourav Boral (Purchaser) **AND** Smt. Minati Kongar & 6 others (Vendors).
 - 2A. Certified copy of Deed of Sale of Book No. 1, Volume No.0503-2015, Pages 13731 to 13751 Being No.050302705 for the year 2015 duly Executed and Registered on 26.06.2015 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Sourav Boral (Purchaser) **AND** Smt. Minati Kongar & 6 others (Vendors).
 3. Photo copy of Deed of Sale of Book No. 1, Volume No.8, Pages 2402 to 2415 Being No.02671 for the year 2014 duly Executed and Registered on 24.06.2014 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Rahul Boral (Purchaser) **AND** Smt. Dipali Ghosh & 10 others through their Lawful Constituted attorney Sri Sourav Boral (Vendors).
 - 3A. Certified copy of Deed of Sale of Book No. 1, Volume No.8, Pages 2402 to 2415 Being No.02671 for the year 2014 duly Executed and Registered on 24.06.2014 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Rahul Boral (Purchaser) **AND** Smt. Dipali Ghosh & 10 others through their Lawful Constituted attorney Sri Sourav Boral (Vendors).
 4. Photo copy of Deed of Sale of Book No. 1, Volume No.0503-2015, Pages 13699 to 13716 Being No.050302703 for the year 2015 duly Executed and Registered on 26.06.2015 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Rahul Boral (Purchaser) **AND** Tushar Kanti Ghosh (Vendor).





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- 4A. Certified copy of Deed of Sale of Book No. I, Volume No.0503-2015, Pages 13699 to 13716 Being No.050302703 for the year 2015 duly Executed and Registered on 26.06.2015 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Sri Rahul Boral (Purchaser) **AND** Tushar Kanti Ghosh (Vendor).
5. Photo copy of Deed of Sale of Book No. I, Volume No.8, Pages 2388 to 2401 Being No.02670 for the year 2014 duly Executed and Registered on 24.06.2014 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Smt. Ruma Boral (Purchaser) **AND** Smt. Dipali Ghosh & 10 others through their Lawful Constituted attorney Sri Sourav Boral (Vendors).
- 5A. Certified copy of Deed of Sale of Book No. I, Volume No.8, Pages 2388 to 2401 Being No.02670 for the year 2014 duly Executed and Registered on 24.06.2014 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Smt. Ruma Boral (Purchaser) **AND** Smt. Dipali Ghosh & 10 others through their Lawful Constituted attorney Sri Sourav Boral (Vendors).
6. Photo copy of General Power of Attorney of Book No. IV, CD Volume No.1, Pages 2520 to 2532 Being No.00262 for the year 2011 duly Executed and Registered on 18.05.2011 before the Additional District Sub Registrar Ranihati Howrah **BETWEEN** Smt. Dipali Ghosh & 10 others (Executors) **AND** Sri Sourav Boral (Attorney).
7. Photo copy of **L.R. Khatian No. 4690** of L.R. Dag No. 857 as **04 decimals Danga land** according to share 0.1132 out of total 30 decimals Danga Land and L.R. Dag No. 858 as **08 decimals Bagan land** according to share 0.3333 out of total 24 decimals Bagan Land in the name of **Sri Sourav Boral**.
8. Photo copy of **L.R. Khatian No. 3994** of L.R. Dag No. 850 as **02 decimal Danga land** according to share 0.0431 out of total 55 decimals





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Danga Land and L.R. Dag No. 858 as **08 decimals Bagan land** according to share 0.3333 out of total 24 decimals Bagan Land in the name of **Sri Rahul Boral**.

9. Photo copy of **L.R. Khatian No. 3913** of L.R. Dag No. L.R. Dag No. 858 as **08 decimals Bagan Land** L.R. Dag No. 858 as 08 decimals Bagan land according to share 0.3334 out of total 24 decimals Bagan Land in the name of **Smt. Ruma Boral**.
10. Photo copy of Rent Receipt for the year 1423-1426 B.S. in the name of Sri Sourav Boral Being Receipt No. N 9518909 dated 21.05.2019.
11. Photo copy of Rent Receipt for the year 1423-1426 B.S. in the name of Sri Rahul Boral Being Receipt No. N 9518911 dated 21.05.2019.
12. Photo copy of Rent Receipt for the year 1423-1426 B.S. in the name of Smt. Ruma Boral Being Receipt No. N 9518910 dated 21.05.2019.
13. Photo copy of Conversion Certificate vide **Memo No. X/S-29/559/1(2)/sank/16 Dated 15.04.2016 as 04 decimals Bastu Land** of L.R. Dag No. 857, under L.R. Khatian No. 4690, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Sourav Boral** [C/350/1A/15].
14. Photo copy of Conversion Certificate vide **Memo No. X/S-29/1482/1(3)/sank/15 Dated 02.06.2015 as 08 decimals Bastu Land** of L.R. Dag No. 858, under L.R. Khatian No. 4690, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Sourav Boral** [C/03/1C/15].
15. Photo copy of Conversion Certificate vide **Memo No. X/S-29/558/1(2)/sank/16 Dated 15.04.2016 as 02 decimals Bastu Land** of L.R. Dag No. 850, under L.R. Khatian No. 3994, Mouza Jhorehat, P.S, Sankrail,





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- Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Rahul Boral** [C/349/1A/15].
16. Photo copy of Conversion Certificate vide **Memo No. X/S-29/1588/1(3)/ sank/15 Dated 19.06.2015 as 08 decimals Bastu Land** of L.R. Dag No. 858, under L.R. Khatian No. 3994, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Sri Rahul Boral** [C/03/1C/15].
 17. Photo copy of Conversion Certificate **Memo No. X/S-29/1483/1(3)/ sank/15 Dated 02.06.2015 as 08 decimals Bastu Land** of L.R. Dag No. 858, under L.R. Khatian No. 3913, Mouza Jhorehat, P.S, Sankrail, Howrah issued by Block Land and Land Reforms Office, Sankrail, Howrah in the name of **Smt. Ruma Boral** [C/09/1C/15].
 18. Photo copy of Tax receipt for the year 2019-2020 of Banupur-II Gram Panchyet in the name of Sri Sourav Kumar Boral being Receipt No. V-32 Serial No. 832 dated 02.09.2019.
 19. Photo copy of Tax receipt for the year 2019-2020 of Banupur-II Gram Panchyet in the name of Sri Rahul Boral being Receipt No. V-39 Serial No. 839 dated 05.09.2019.
 20. Photo copy of Tax receipt for the year 2019-2020 of Banupur-II Gram Panchyet in the name of Smt. Ruma Boral being Receipt No. V-30 Serial No. 830 dated 02.09.2019.
 21. Original Deed of Declaration for Amalgamation by an affidavit Executed and Notarized on 22.06.2020 before the Notary Public Howrah **BY** Sri Sourav Kumar Boral (Declarant No. 1), Sri Rahul Boral (Declarant No. 2) and Smt. Ruma Boral (Declarant No. 3).
 22. Photo copy of Proposed (G+IV) five storied Residential Building Sanction Plan from the Howrah Zilla Parishad sanctioned & issued by District Engineer vide Memo. No.195/032/HZP/EP/PS-24 dated 01.10.2019 in the name of Sourav Kumar Boral and two others.





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23. Photo copy of Deed of Amalgamation Executed and Registered on 03.08.2020 of Book No. 1, Volume No.0501-2020, Pages 85608 to 85650 Being No. 050102430 for the year 2020 before the District Sub Registrar -I, Howrah **BETWEEN** Sri Sourav Kumar Boral @ Sourav Boral (Declarant No. 1), Sri Rahul Boral (Declarant No. 2) & Smt. Ruma Boral (Declarant No. 3).
- 23A. Certified Copy of Deed of Amalgamation Executed and Registered on 03.08.2020 of Book No. 1, Volume No.0501-2020, Pages 85608 to 85650 Being No. 050102430 for the year 2020 before the District Sub Registrar -I, Howrah **BETWEEN** Sri Sourav Kumar Boral @ Sourav Boral (Declarant No. 1), Sri Rahul Boral (Declarant No. 2) & Smt. Ruma Boral (Declarant No. 3).
24. Photo copy of Development Agreement Executed and Registered on 03.08.2020 **BETWEEN Sri Sourav Kumar Boral @ Sourav Boral, Sri Rahul Boral & Smt. Ruma Boral And M/S. S.R. GROUP & DEVELOPER** before the District Sub Registrar-I, Howrah duly recorded in the Book No. 1, Volume No. 0501-2020, Pages from 85756 to 85823 Being No. 050102433 for the year 2020.
- 24A. Certified Copy of Development Agreement Executed and Registered on 03.08.2020 **BETWEEN Sri Sourav Kumar Boral @ Sourav Boral, Sri Rahul Boral & Smt. Ruma Boral And M/S. S.R. GROUP & DEVELOPER** before the District Sub Registrar-I, Howrah duly recorded in the Book No. 1, Volume No. 0501-2020, Pages from 85756 to 85823 Being No. 050102433 for the year 2020.
25. Photo copy of General Power of Attorney to Promoter/Developer After Registered Development Agreement Executed on 03.08.2020 and Registered on 04.08.2020 **BETWEEN Sri Sourav Kumar Boral @ Sourav Boral, Sri Rahul Boral & Smt. Ruma Boral And M/S. S.R. GROUP &**





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- DEVELOPER** before the District Sub Registrar-I, Howrah duly recorded in the Book No. I, Volume No. 0501-2020, Pages from 87135 to 87169 Being No. 050102462 for the year 2020.
- 25A.** Certified Copy of General Power of Attorney to Promoter/Developer After Registered Development Agreement Executed on 03.08.2020 and Registered on 04.08.2020 **BETWEEN Sri Sourav Kumar Boral @ Sourav Boral, Sri Rahul Boral & Smt. Ruma Boral And M/S. S.R. GROUP & DEVELOPER** before the District Sub Registrar-I, Howrah duly recorded in the Book No. I, Volume No. 0501-2020, Pages from 87135 to 87169 Being No. 050102462 for the year 2020.
- 26.** Photo copy of Partnership Deed executed on 01.04.2019 and Notarized on 02.05.2019 before the Notary Padma Das, C.M.M.'s Court, Kolkata - 700001 Between Sri Sourav Kumar Boral (First Part) and Sri Rahul Boral (Second Part).
- 27.** Photo copy of Trade Registration Certificate vide Trade Registration No. 364 dated 04.03.2020 for the period of 2019-2020 in favour of **M/S. S.R. GROUP & DEVELOPER** issued by the Pradhan, Banupur - II Gram Panchayet, Sankrail, Howrah.
- 28.** Photo copy of Registration Certificate of GST being Registration No. 19ADXFS7794P1ZC issued by Shyamal Baran Maity, Deputy Commissioner. Govt. of India dated 04.03.2020.
- 29.** Photo copy of Professional Tax Receipt period from 01.04.2020 to 31.03.2021 in the name of S.R. GROUP & DEVELOPER.
- 30.** Photo copy of Enrolment Certificate being No. 192116059405 dated 04.06.2019 in favour of S.R. GROUP & DEVELOPER.
- 31.** Search Report by the Registrar Searcher Sri Tapas Mazumder with Govt. fees for the period from 2007 to 2020 of the District Sub Registrar Howrah and Additional District Sub Registrar Ranihati of Ref. No.5422/4303/ HOW & R dated 13.02.2020 and Registrar of Assurance at Kolkata of Ref. No.17214/R.A. Kol dated 13.02.2020 **And** Registrar





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Searcher Sri Dipak Chakraborty for the period from 2016 to 2020 of the District Sub Registrar Howrah and Additional District Sub Registrar Ranihati dated 10.08.2020 **AND** Sri Nupur Chandra Patra for the period from 2016 to 2020 of the Registrar of Assurance at Kolkata of Application No.1901007197/2020 & Search No. 1901007198/2000 of L.R. Plot No. 857 and Application No.1901007194/2020 & Search No. 1901007195/2000 of L.R. Plot No. 858 and Application No.1901007193/2000 & Search No. 1901007198/2000 of L.R. Plot No. 850 including money receipts and other respectively.

32. Original Affidavit swearing by Sourav Kumar Boral before the Notary Public at Howrah dated 04.03.2020.
33. Original Affidavit swearing by Rahul Boral before the Notary Public at Howrah dated 04.03.2020.
34. Original Affidavit swearing by Smt. Ruma Boral before the Notary Public at Howrah dated 04.03.2020.
35. Original Affidavit swearing by Sourav Kumar Boral @ Sourav Boral & Rahul Boral and Smt. Ruma Boral before the Notary Public at Howrah dated 12.08.2020.
36. Original Affidavit swearing by Sourav Kumar Boral @ Sourav Boral & Rahul Boral before the Notary Public at Howrah dated 12.08.2020.
37. Photo Copy of PAN CARD being No. ADXFS7794P in the name S.R. GROUP & DEVELOPER Issued by Income tax Department Govt. of India.
38. Photo Copy of PAN CARD being No. AEOPB8556N in the name Sri Sourav Kumar Boral Issued by Commissioner of Income Tax, W.B. -III.





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39. Photo Copy of AADHAAR being No. 4545 4323 2445 in the name Sri Sourav Kumar Boral Issued by Govt. of India.
40. Photo Copy of PAN CARD being No. BFCPB2491C in the name Sri Rahul Boral Issued by Income tax Department Govt. of India.
41. Photo Copy of AADHAAR being No. 4047 5067 1633 in the name Sri Rahul Boral Issued by Govt. of India.
42. Photo Copy of PAN CARD being No. ADWPB9615K in the name Smt. Ruma Boral Issued by Commissioner of Income Tax, W.B. -IX.
43. Photo Copy of AADHAAR being No. 2628 1577 2028 in the name Smt. Ruma Boral Issued by Govt. of India.
44. Original Affidavit swearing by Sourav Kumar Boral @ Sourav Boral before the Sub Divisional Executive Magistrate at Howrah dated 14.08.2020.

Prasanta Kumar Pal
(SRI PRASANTA KUMAR PAL)
Advocate

Prasanta Kumar Pal
Advocate
Judges' Court Howrah

