

UBI, Overseas Branch, Kolkata 700 001 ✓

M/S ANKUR URZA LIMITED
(Sale Deed No 00866/2008) .5

SEARCH REPORT

Prepared by:
Swapan Kr Senapati, Advocate
N-12/4, Sreenagar
Garia Station
Kolkata 700 094
Mob 98305 49107
(R) 033-2432 9579

Date: - 25.03.2011

Ref: No: - ADV/AUL/Search/ /2011 dated 21.03.2011

Xerox copies of the papers/documents are handed over by
Sri Parth Pratim Panti, Officer Advance, Overseas Branch on 21.03.2011

CERTIFICATE

"A"

To
The Assistant General Manager,
United Bank of India,
Overseas Branch,
Kolkata- 700 001

Ref: - Opinion on investigation of title and obtaining of Search Report in respect of land measuring 02 Acres 82.03 Stacks more or less lying and situate at Mouza - Mukundapur, JL No 49, comprised in Dag No 288, 289, 290, 291, 292, 294, 295, 296, 298, 299, 300 & 571, appertaining to Krishi Khatian No 97, 298, 71 & 267, LR Khatian No 574, Police Station - Mejhia, ADSR - Saltora, under Ramchandra Pur Gram Panchayot, District - Bankura, more fully described in the Sale Deed No 00866 for the year 2008

Sir,

As requested by above letter dated 21.03.2011, I have conducted the legal investigation of the title and made a search of records in the Registration Offices and other offices as required in the matter.

I have answered all the queries in the Special Report, which is enclosed herewith.

Chain of Title relating to the property is completed as given in the Annexure hereto as per Sale Deed No 00866 for the year 2008 and other papers.

I hereby certify that the present owner M/s Ankur Urza Ltd has a clear, valid and marketable title over the aforesaid land and the said Company is competent to create the mortgage of the above mentioned Land.

The valid mortgage can be created by deposit of original Sale Deed No 00866 for the year 2008, BL & LRO Mutation Certificate, Parcha, Khajna receipt and sanction factory/Industrial building plan in the name of present owner

M/s Ankur Urza Ltd, to set up a 2 X 9 MVA Ferro Alloy Plant has applied for financial assistance before the UBI, Overseas Branch by keeping the above mentioned land as primary security and also desirous to keep the said land as mortgage to the aforesaid Branch, UBI against the above loan. The Overseas Branch, UBI has now requested me by the above letter for conducting the search over the aforesaid land, when I find that the present owner has a clear, valid and marketable title over the aforesaid land till date.

After an inspection on spot dated 22.03.2011, I have seen that the above mentioned land is low land and M/s Ankur Urza Ltd is construing the boundary wall in all sides.

The Search Report of which is annexed hereto, conducted by me as per available records in the registration offices for the period of 1999 to 2011 does not disclose any encumbrances.

I find no defects as per available records in the registration offices in the title of the aforesaid land, which may be mortgaged as security in the above branch.

Yours faithfully


(Signature of the lawyer-conducting search)

Encl:

1. Special Report
2. Chain of Title
3. Search Receipt.

To

'B'

The Sr. Manager,
United Bank of India,
Overseas Branch,
Kolkata- 700 001

Ref: Schedule of the Property

Opinion on investigation of title and obtaining of Search Receipt in respect of land measuring 02 Acres 82.03 Stacks more or less lying and situate at Mouza – Mukundapur, JL No 49, comprised in Dag No 288, 289, 290, 291, 292, 294, 295, 296, 298, 299, 300 & 571, appertaining to Krishi Khatian No 97, 298, 71 & 267, LR Khatian No 574, Police Station – Mejhia, ADSR – Saltora, under Ramchandra Pur Gram Panchayet, District – Bankura, more fully described in the Sale Deed No 00866 for the year 2008

CHAIN OF TITLE, SEARCH REPORT AND LEGAL OPINION

Dear Sir,

A Description of property:-

The Xerox copy of Sale Deed No 00866 for the year 2008 and the copy of the other documents are supplied by the above mentioned officer as well as the owner to draw this chain of title and search report. It appears that -

- 1) One M/s Ankur Urza Ltd, purchased the Pond, Danga, Kanali, baid & Bahal land measuring 02 Acres 82.03 Sataks more or less lying and situate at Mouza – Mukundapur, JL No 49, comprised in Dag No 288, 289, 290, 291, 292, 294, 295, 296, 298, 299, 300 & 571, appertaining to Krishi Khatian No 97, 298, 71 & 267, Police Station – Mejhia, ADSR – Saltora, under Ramchandra Pur Gram Panchayet, District – Bankura from Sri Kshiti Pati Bhuin & Eleven Ors, by way of a Sale Deed (Bengali Vernacular), which was registered on 06.08.2008 in the Sub-Registrar office at Saltora, District - Bankura and recorded in its Book No 1, CD Volume No 3, Page from 3010 to 3034, Deed No 00866 for the year 2008 and became the absolute owner and got the right, title & interest over the same
- 2) After purchasing the above land, M/s Ankur Urza Ltd mutated its name in the record of BL & LRO-Mejhia as recorded owner, when the said BL & LRO issued the Mutation Certificate in the name of M/s Ankur Urza Ltd mentioning previous Dag and new LR Khatian No 574 and calcification of land as "Danga, Pond, Kanali, Baid & Bahal" therein.

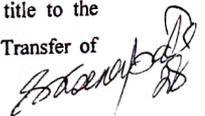
Documents perused:-

- a) Xerox Copy of Sale Deed No 00866/2008 standing in the name of M/s Ankur Urza Ltd.
- b) Xerox Copy of the Khazna deposit receipts in the name of earlier owners.
- c) Xerox Copy of BL & LRO Mutation Certificate in the name of M/s Ankur Urza Ltd issued by the BL & LRO-Mejhia, District- Bankura.
- d) Xerox Copy of No Objection Certificate dated 08.03.2010 issued by Gram Panchyat

I have searched the relevant records in regard to the above mentioned land, which to be charged and /or mortgaged by the owner/mortgagor before the UBI, Overseas Branch, in the Office of the SR- Saltora, DSR- Bankura and RA-Kolkata for a period of 13 years from 1999 to 2011. On the basis of search and as per available records in the registration offices, I confirm that the present owner, M/s Ankur Urza Ltd has good, clear and valid marketable title to the aforesaid land.

In my Opinion:-

- a) The present owner, M/s Ankur Urza Ltd has good, clear and marketable title to the aforesaid land and the same is mortgageable under the provision of 58(f) of the Transfer of Property Act.



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- b) As per available records in the registration offices, the above mentioned land is free from encumbrances, charges, liens attachments and claims as per search made from 1999 to 2011 at the concern Registry Office, SR- Saltora, DSR- Bankura and RA-Kolkata and Court Search.
- c) As per Sale Deed No 00866/08 & BL & LRO mutation certificate dated 17.01.2011, the above mentioned property is "Danga, Pond, Kanali, Baid & Bahal". But as per Under Section 7(1)(c)(vi) of West Bengal Land Reforms Act, 1955 there is no restriction to create the mortgage by any raiyat (the present owner, M/s Ankur Urza Ltd herein) himself of his/its land (as per Section 2, Sub-Section 7 of WBLR Act, "Land" means land of every description and includes tank, and other land together with all interest and benefits arising out of land and things attached to the earth or permanently fastened to anything attached to earth) for the purpose of establishment or development of any industry and/or commercial unit upon such land. In view of the above provision of Under Section 7(1)(c)(vi) of WBLR Act, 1955, the above mentioned land is fit for mortgage by deposit of original title Deed in favour of Bank. (See UBI Circular No LEGAL/EQTMORT/4/OM-0566/10-11 dated 06-November-2010 for West Bengal)
- d) Equitable mortgage can be created in respect of the above mentioned schedule property on deposit of original Sale Deed No 00866/08 by the owner/mortgager along with the other relevant papers of BL & LRO Mutation Certificate, Parcha, Khajna receipt and sanction factory/industry building plan in the name of present owner.

I have seen above mentioned land on spot and it is good in marketable

Yours faithfully,
Swapan Kr. Senapati
(Signature of the Lawyer)

Enclose: - Search Receipt No.

- 1) REGN R 207286 ADSR-Saltora
- 2) REGN R 207276 DSR - Bankura
- 3) REGN R 453268 R.A-Kolkata
- 4) Court Search receipt in the Ld Civil Judge (Sr. Divn) at Bankura

SPECIAL REPORT OF TITLE

'C'

The aforesaid land measuring 02 Acres 82.03 Stacks more or less lying and situate at Mouza - Mukundapur, JL No 49, comprised in Dag No 288, 289, 290, 291, 292, 294, 295, 296, 298, 299, 300 & 571, appertaining to Krishi Khatian No 97, 298, 71 & 267, LR Khatian No 574, Police Station - Mejhia, ADSR - Saltora, under Ramchandra Pur Gram Panchayet, District - Bankura, more fully described in the Sale Deed No 00866 for the year 2008

Aspects to be considered

Counsel's Statement

A. Particulars

1. Name of the Borrower with address
M/s Ankur Urza Ltd, represented by its Director Sri Dhiraj Thard, office on 4th Floor, at 3A, Mangolane, P S - Hare Street, Kolkata - 700001
2. Name and age of the person offering mortgage
-Do-
3. Details of the property to be mortgaged as per title Deed
The said land measuring 02 Acres 82.03 Stacks more or less lying and situate at Mouza - Mukundapur, JL No 49, comprised in Dag No 288, 289, 290, 291, 292, 294, 295, 296, 298, 299, 300 & 571, appertaining to Krishi Khatian No 97, 298, 71 & 267, LR Khatian No 574, Police Station - Mejhia, ADSR - Saltora, under Ramchandra Pur Gram

Swapan Kr. Senapati

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Panchayet, District – Bankura, more fully described
in the Sale Deed No 00866 for the year 2008

B. Investigation

1	Details of Title Deeds/documents (With full particulars of link documents)	Sale Deed No 00866 for the year 2008, registered at SR-Saltora, District-Bankura, in the name of Ankur Urza Ltd
2.	Whether documents given to the Council are original one or mere Copies of documents	Xerox Copies of the documents mentioned in the above 'Documents Perused' heading are submitted before me for conducting the Search.
3.	Whether documents given as Original title deeds or doubtful or suspicion	NA
4.	Whether the particulars of registration as given in the Title deed shown to the council tally with the Particulars as stated in the records to the register office	Registered Sale Deed No 00866/08 is in the name of M/s Ankur Urza Ltd.
5.	Whether the property has been mutated in the name of the person offering the mortgage	Yes. BL & LRO mutation is in the name of present owner, M/s Ankur Urza Ltd.
6.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated	Yes
7.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged (In some states, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes)	Not Known
8.	Whether there are any restrictions regarding sale/Gift of the property to be mortgage (In some states there are restrictions for sale/Gift of property to residents outside the State)	No
9.	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been Obtained, what are such sanctions, approvals and clearances yet to be obtained?	Sanction factory/Industrial building plan are required
10.	Whether subject property is free from Acquisition/ Requisition –scheme etc. pending and/or intended to be acquired by the appropriate Government Authority.	Not Known
11.	Whether the subject property has been under Government notification / instruction to stop registration of Deed of transfer.	No
12.	Whether any Court Case in respect of subject property proposed to be mortgage like Money Suit, Tile Suit; Money Appeal, Title Appeal Money execution, Corporation/ Municipal Case (Tax and/or Building rule violation) is pending or not. If pending, please furnish	No, as per court search before the Ld Civil Judge (Sr. Divn) at Bankura

Swapan Kr. Senapati

	the details.	
13.	Whether there is impediment, if any- nature of impediment	No
14	Ownership issue- Verified form. A. Nature of Title Documents B. Manner of deriving title by the present owner. C. Devaluation/ History of Title- link documents. Registration- Index in the concerned Registry office, Searching cross verification of index-I and index -II	Registered Sale Deed No 00866 for the year 2008, BL & LRO Mutation Certificate in the name of present owner, M/s Ankur Urza Ltd.
15.	On the possession issue:- A. Legal possession to be verified by following documents (to be obtained and kept in security folder by the Bank). a. Mutation Certificate/Tax Rates and Tax bills in the name of the owner (last paid). b. Certified Copy of Assessment Roll. c. Sale documents, if compared with the concerned title Deed. d. Counter foil of the Bill Book in the matter of let out property. e. Relevant Khatian/parcha. B. The physical possession of subject property has been verified from under mentioned papers/ documents and same is to be obtained and kept in safe custody.	BL & LRO Mutation Certificate NOC from Gram Panchyet Sale Deed No 00866/08 NA Khazna in the name of earlier owners On physical verification dated 22.03.2011
16	For recorded possession to be verified from: - a) Electric bill. Telephone bill. b) Sanctioned Building Plain. c) Possession Letter. d) Ration Card, Voter identity card etc. corroborating name and address of the owner of the property with that of the Title documents. Preferably attested by the Local body member.	Not Found Not Found Not Found To be obtain from the owner/mortgager
17	For actual Possession Verified form A. Valuation Report. B. Local inspection Report regarding place /visit and person conducted. C. Local Committee report / Municipality Member Certificate etc. D. Photography taken by the valuer of the subject property showing owner of the property standing on/ in frpnt of subject property. E. Mutation Certificate/Khatian /Parcha	Valuation report made by Suvidha Consultants Ltd dated 15.03.2011 Physical verification made on 22.03.2011 NOC from Gram Panchyet dated 08.03.2010 Yes. It is showing in the valuation report BL & LRO Mutation Certificate in the name of Ankur Urza Ltd

HIGH COURT FORM NO. (M) 55 Civil/(H) 30 (Criminal)
APPLICATION FOR INFORMATION

1 Serial No. & Date	2 Name & residence of the application	3 Nature of information is required	4 Date on which information is to be ready	5 Signature of Officer receiving the application	6 REMARKS
1	S. X. Senapati Ardra	Whether any Title Deed filed against Ankur Utr 2004. regarding property in Morela - Mherkandapur - Whatta - 97.71, 267, 298	22-3-11	[Signature]	No
2	[Signature]	Dag no - 258 - 292, 294 - 300, 571 P.S - Mejha in the court of the civil Judge (Sr. Div.) at Barunag for the year - 2000 - 2011, the date?	22/3/11	[Signature]	22/3/11



Seristadar
Civil Judge (Sr. Div.)
BANKURA



23/

Saranati

BAR ASSOCIATION
Room No.13

CHAMBER:
N-12/4, Sreenagar,
Garia Station,

CHAMBER:
N-12/4

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN R 453298

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 15331
- 2. Date of application..... 24/3/11
- 3. Search for the year(s)..... 1988 - 2011
- 4. Name of office to which the record to be searched or inspected relates..... R.O.C.B.
- 5. Name of person or property to be searched..... D
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book volume and page in the case of registered document)..... M. MUKUNDAPUR DAG - 288
200 KH - 97 - 298, P.S. - Mejha
- 8. From whom received..... S.K. Saranati Adv.
- 9. Fees paid under Article—
F^r (1) (i) 14/-
F^r (1) (ii)
(2)

Registrar of.....

S.B.1

B.P., Calcutta-700 015.

West Bengal Form No. 1556



No. REGN R 207276

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 3196/1956
- 2. Date of application..... 22-3-11
- 3. Search for the year(s)..... 1999-2011
- 4. Name of office to which the record to be searched or inspected relates... Bankura
- 5. Name of person or property to be searched... M. Ma. Mukundapur Kh. No. 518/71
- 6. Nature of document... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received... S.K. Senapati @
- 9. Fees paid under Article—
 F (1) (i) 30/-
 F (1) (ii)
 F (2) (B Thirty only)

Registrar of
For Registrar, Bankura
22/3/11

West Bengal Form No. 1556



New Rule Form No. 19 (Appendix-I)

207286

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 3206/1966
- 2. Date of application..... 22.3.11.
- 3. Search for the year(s)..... 1971-2011
- 4. Name of office to which the record to be searched or inspected relates. *A.S. R. Saha*
Mama - Mukundapur. Khma - 512.71
- 5. Name of person or property to be searched..... *Ag. 270, 271*
- 6. Nature of document..... *Sale*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

8. From whom received..... *Sik. Senapati Adh*

9. Fees paid under Article—
F (1) (i) 30/-

F (1) (ii)

F (2)

(Rs Thirty only)

..... Registrar of.....
For Registrar, Bankura

22/3/11.