

Biman Kumar Das and Associates
Advocates

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Ref : Nagarjuna Fertilizers & Chemicals Ltd./IDBI/ Opinion on : 30-12-2015

To
Mr.C.P. Singh
Asst.General Manager
Corp. Banking Group,
IDBI Bank Limited,
Mittal Court, 224th A Wing,
2nd Floor, Nariman Point
MUMBAI-400021

Dear Sir,

Title Investigation Report of Nagarjuna Fertilizers & Chemicals Ltd.
(Category : Mortgage Loan)

A. Name of the Assignee : ***Nagarjuna Fertilizers and Chemicals Limited.***

We, Biman Kumar Das & Associates, Advocates have investigated the title of the property in the name of Nagarjuna Fertilizers and Chemicals Limited to the immovable property being **ALL THAT** an office space on the Third Floor on the rear side measuring about 4428 sq.ft. super built up area AND two car parking spaces in the basement in the building known as "VAIBHAV" built and constructed at or upon the Plot of land measuring about 16 Cottahs 8 Chittacks and 39 sq.ft. be the same a little more or less lying and situated Premises No. 4, O.C. Ganguli Sarani, Kolkata – 700 020 under P.S. Bhowanipore under Ward No. 70 within the local limits of Kolkata Municipal Corporation in the District 24 Parganas (South) on the basis of the below mentioned Title Deed/s and other documents (more particularly described in Schedule I) and searches carried out by us in the Office of the D.R. & A.D.S.R. Alipore and R.A. Kolkata which has jurisdiction over the said immovable properties.

My report on the title is as under :

1. Description of the immovable properties :

ALL THAT an office space on the Third Floor on the rear side measuring about 4428 sq.ft. super built up area AND two car parking space in the basement in the building known as "VAIBHAV" built and constructed at or upon the Plot of land measuring about 16 Cottahs 8 Chittacks and 39 sq.ft. be the same a little more or less lying and situated Premises No. 4, O.C. Ganguli Sarani (previous known as Lee Road), Kolkata – 700 020 under P.S. Bhowanipore under Ward No. 70 within the local limits of Kolkata Municipal Corporation in the District 24 Parganas (South) which is butted and bounded as On the North : By Premises No. 2, Lee Road, now known as O.C. Ganguli Sarani; On the South : By southern portion of the Premises No. 4, Lee Road now known as O.C. Ganguli Sarani; On the East : by public Road and an portion of Premises No. 6, Lee Road now known as O.C. Ganguli Sarani; On the West : By Lee Road known known as O.C. Ganguil Sarani, Calcutta.



Devolution of Title :

WHEREAS by virtue of a Deed of Lease dated 11-10-1983 Pulin Krishna Roy Trust Estate represented by its Trustees namely (1) Sri Pulin Krishna Roy, (2) Smt. Gouri Paul, (3) Smt. Gopa Mullick as Lessors leased out Premises No. 4, Lee Road, Calcutta - 700 020 under P.S. Bhowanipore in consideration of three flats, three covered car parking space and three servants quarter to be constructed by the Lessee therein at its own costs and expenses for the period of 99 year unto and in favour of Lee Road Properties Private Limited and (1) Pulin Krishna Roy, (2) Smt. Gouri Paul, (3) Smt. Gopa Mullick & (4) Smt. Sujata Kundu Chowdhury Confirm the said Deed. The said Deed was duly registered in the office of Registrar of Assurances, Kolkata and recorded in Book No. I, being No. 10648 for the year 1983. Subsequently, by virtue of a supplemental Deed being No. 15887 dated 08-11-1985 rectified all errors & mistakes crept in the above mentioned Deed of Lease.

AND WHEREAS in pursuant to the Deed of Lease dated 11-10-1983 said Lee Road Properties Private Limited duly constructed multi-storied building upon the above said property as per sanctioned building plan.

AND WHEREAS by virtue of an Agreement for Assignment dated 06-02-1995 said Lee Road Properties Private Limited intends to assigned **ALL THAT** an office space on the Third Floor on the rear side measuring about 4428 sq.ft. super built up area AND two car parking space in the basement in the building known as "VAIBHAV" (hereinafter referred to as the *said unit*) unto and in favour of Nagarjuna Fertilizers and Chemicals Limited.

AND WHEREAS by virtue of a Deed of Assignment dated 14-08-1995 said Lee Road Properties Private Limited assigned the said unit for the unexpired residue of the period granted by the said Deed of Lease being No. 10648 for the year 1983 unto and in favour of Nagarjuna Fertilizers and Chemicals Limited. The said Deed was duly registered in the office of Additional Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 83, Pages 250 to 281, being No. 3238 for the year 1995.

AND WHEREAS said Nagarjuna Fertilizers and Chemicals Limited while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said land as sole and absolute owner of the said unit duly mutated its name in the records of Kolkata Municipal Corporation under Assessee No. 110102301166 and paid taxes thereon.

3. **Minor's Interest / HUF Property:**

No.

4. **Mutation of the name of the owner in revenue records:**

Mutation has been done in the name of present owner Nagarjuna Fertilizers and Chemicals Limited.

5. **Possession:**

As per Title Deed & Tax Receipt the subject property is in the name of Nagarjuna Fertilizers and Chemicals Limited



6. Payment of municipal / local taxes/ cess etc.:

Submitted.

7. Applicability of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA):

No

8. Applicability of Local laws:

N.A.

9. Searches:

Searches were caused through one Sri K.P.mukherjee, a regular searcher in the Index II in the offices of D.R. & A.D.S.R. Alipore and R.A. Kolkata from the year 2002 to till the date of 04-12-2015 and no adverse entries / registered encumbrances were observed as per available records and system generated information supplied by the officials of the said three Registry Offices concerned with respect to the said property. The fee deposit receipts bearing Nos. REGN V 427910 & W 025626 are enclosed in original.

b) Enquiries made in the Officer of Revenue Officer :

N.A.

c) Searches in the Office Registrar of Companies :

Search at ROC could not be caused as 130 charges have been observed.

10. Site Inspection :

Inspection of property should be done by panel valuer.

11. Observations / Requirements :

- a) Title chain of title of the property has been traced out since 1983 on perusal of the photocopy of the documents and the chain of title has been derived on the basis of the photocopy of the documents submitted and the representations made therein and the originals were not verified.
- b) The sanctioned building Plan to be perused by the valuer.
- c) Obtain a Declaration from the present owner stating that the subject property is not encumbered by any means.
- d) Subject property is leasehold.
- e) Obtain Board Resolution from the Assignee authorizing to sign Loan documents and other necessary compliance.
- f) Certified copy of the Deed of Assignment is enclosed in original and it is tallied with the copy of the so called original Deed in between lines and found to be in order.
- g) Obtain a Declaration from the present owner for payment of lease rent to the original Lessor Pulin Krishna Roy Trust Estate.
- h) Obtain ROC search in the name of present owner company to ascertain any charge.

12. Nature of land :

Subject property has been classified as 'Bastu'.

13. The following original documents are required for creation of mortgage:

Pre disbursement :

- 1) Declaration from the present owner stating that the subject property is not encumbered by any means.



- 1) Agreement for Assigned dated 06-02-1995 in original.
- 2) Deed of Assignment being No. 3238 for the year 1995 in original not certified copy.

Post disbursement and simultaneous with the Registration:
Nil.

The above documents are required before disbursement of the loan for creating valid mortgage.

14. Conclusion and Recommendations :

On going through the documents and on relying upon the contents of the same and subject to the observations and satisfactory compliance of the requirement cited above in clause Nos. 9 & 11 it is opined that the present owner has a clear and marketable title and there is no such adverse registered encumbrance observed during the course of searching.

All the papers and documents are returned herewith.

Schedule-I

(List of Title Deeds/document verified)

1. Photocopy of Deed of Lease dated 11-10-1983 executed between Pulin Krishna Roy Trust Estate represented by its Trustees namely (1) Sri Pulin Krishna Roy, (2) Smt. Gouri Paul, (3) Smt. Gopa Mullick (Lessors) AND Lee Road Properties Private Limited (Lessee) AND (1) Pulin Krishna roy, (2) Smt. Gouri Paul, (3) Smt. Gopa Mullick & (4) Smt. Sujata Kundu Chowdhury (Confirming Party). The said Deed was duly registered in the office of Registrar of Assurances, Kolkata and recorded in Book No. I, being No. 10648 for the year 1983.
2. Photocopy of Agreement for Assignment dated 06-02-1995 executed between Lee Road Properties Private Limited (Assignor) AND Nagarjuna Fertilizers and Chemicals Limited (Assignee).
3. Photocopy of Deed of Assignment dated 14-08-1995 executed between Lee Road Properties Private Limited (Assignor) AND Nagarjuna Fertilizers and Chemicals Limited (Assignee). The said Deed was duly registered in the office of Additional Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 83, Pages 250 to 281, being No. 3238 for the year 1995.
4. Photocopy of Tax Receipt dated 11-08-2015 (upto 2nd Quarter 2015-2016) in the name of Nagarjuna Fertilizers and Chemicals Limited issued by Kolkata Municipal Corporation.
5. Photocopy of MOA & AOA in the name of Nagarjuna Fertilizers and Chemicals Ltd.
6. Photocopy of Board Resolution of Lee Road properties Private Limited.

For Biman Kumar Das & Associates

Biman Kumar Das

Advocate
PM/SB/SB

Date : 30-12-2015

