Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

Resident :
102, Manicktala Main Road,
Flat No.3, Block-E,
Kolkata-700054.
Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

ANNEXURE – B

Dated 09.01.2023

To,
THE RELATIONSHIP MANAGER
State Bank of India,
Industrial Finance Branch,
Jeevandeep Building,
Kolkata
Dear Sir,

Report of Investigation of Title in respect of immovable Property.
(All columns/items are to be completed/commented by the panel advocate)

TITLE INVESTIGATION REPORT (TIR)

Sl.			
1 a.	Name of the Branch/Business Unit/office seeking opinion		State Bank of India , Industrial Finance Branch, Kolkata
b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded .		IFBKOL/AMT-II/22-23/364 Dated 17.12.2022
c.	Name of Borrower	:	M/s. Braithwaite & Co (India) Ltd.
2a.	Name of the unit/concern/ company/ person offering the property (ies) as security	:	M/s. Braithwaite & Co (India) Ltd.
(b)	Constitution of the unit /concern/ person/body/authority offering the property for creation of charge	:	Limited Company
(c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Borrower
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details		ALL THAT piece and parcel of land measuring about 57.283 Acres a little more or less equivalent to 173 Bigha 5 Cottahs 9 Chittacks 42 Sq.ft. with all structures buildings erections if any and appurtenances whatsoever situate under Mouza - Gourhati Champdani, Pargana Bore, J.L. No. 21, R.S. No. 906, Touzi No. 318BI, 591, 451, 317BI & 34BI, in Khatian No. 427, 428, 429, 430, 431, 432, 437, 438, 439, 440, 789, 1013, 1014, 1018, 1594, 1602, 1628, 1218, 1742, 2, 5, 6, 30/4, 1719, 2635, 7, 2637, 185, 451 & 2636,C.S. Dag no. 328, 338, 1338, 1340,

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

2

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

		1341, 334, 341, 341/344, 517, 1151, 1152, 925 (part), 1186, 1208, 1210, 576, 584, 585, 905, 927 (part), 1188, 1196, 1197, 1201, 1205, 1211, 1215, 1216, 1231, 1157, 1185, 1187, 117711248, 915, 917, 918, 1153, 919, 1209, 924, 933 (part), 581, 583, 1181, 516, 579, 580, 1183, 582, 907, 916, 1189, 1214, 1230, 906, 1213, 1232, 904, 1342, 911, 912, 1182, 1207, 1212, 1233, 1184, 1206, 1229 (part), 913, 914, 921, 923 (part), 1190, 1202, 908, 909, 910, 577, 1191, 1192, 1193, 1194, 1195, 902, 903, 920, 1203 & 1204 at P.S. Bhadreswar, Dist. Hooghly.
a.	Survey No.	Nil
b.	Door/House No. (in case of house property)	Nil
c.	Extent/area including plinth/ built up area in case of house property	ALL THAT piece and parcel of land measuring about 57.283 Acres a little more or less equivalent to 173 Bigha 5 Cottahs 9 Chittacks 42 Sq.ft.
d.	Location like name of the place, Village, City, Registration, Sub-districts etc.	Mouza - Gourhati Champdani, Pargana Bore, J.L. No. 21, R.S. No. 906, Touzi No. 318BI, 591, 451, 317BI & 34BI, in Khatian No. 427, 428, 429, 430, 431, 432, 437, 438, 439, 440, 789, 1013, 1014, 1018, 1594, 1602, 1628, 1218, 1742, 2, 5, 6, 30/4, 1719, 2635, 7, 2637, 185, 451 & 2636,C.S. Dag no. 328, 338, 1338, 1340, 1341, 334, 341, 341/344, 517, 1151, 1152, 925 (part), 1186, 1208, 1210, 576, 584, 585, 905, 927 (part), 1188, 1196, 1197, 1201, 1205, 1211, 1215, 1216, 1231, 1157, 1185, 1187, 117711248, 915, 917, 918, 1153, 919, 1209, 924, 933 (part), 581, 583, 1181, 516, 579, 580, 1183, 582, 907, 916, 1189, 1214, 1230, 906, 1213, 1232, 904, 1342, 911, 912, 1182, 1207, 1212, 1233, 1184, 1206, 1229 (part), 913, 914, 921, 923 (part), 1190, 1202, 908, 909, 910, 577, 1191, 1192, 1193, 1194, 1195, 902, 903, 920, 1203 & 1204 at P.S. Bhadreswar, Dist. Hooghly
e.	Boundaries	Not mentioned in the Deed
4a.	Particulars of the documents scrutinized-serially and chronologically. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	As follows As follows

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

3

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

		Date	Name/Nature of the document	Original/Certified copy Certified extract/photocopy,etc.	In case of copies, whether the original was scrutinized by the Advocate
		15.05.1961	Deed of Conveyance executed between Angus Company Limited as Vendor and M/s. Braithwaite & Co (India) Ltd as Purchaser being No. 3931 of 1961 registered before A.R.A-II, Kolkata	Original	Original Inspected & scrutinized. The Original is mortgaged with State Bank of India, IFB Branch, Kolkata

5.	Whether the Certified Copy of all title documents are obtained from the relevant Sub-Registrar Office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	:	I have examined the Original Deed dated 23.02.2012 vide No 3931 of 1961 mortgaged with the bank.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted ? b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case original title deed is not produced for comparing with the certified copy or ordinary copies should be handled more diligently & cautiously)		Not applicable. Not applicable.
6(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	:	Partly Available

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

4

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

		Date	Name/Nature of the document	Original/Certified copy Certified extract/photocopy,etc.	In case of copies, whether the original was scrutinized by the Advocate

(b)	If such online/computer records are available, whether any verification or cross checking are make and the comments/finding in this regard	:	Cross checking done as per available records
(c)	Whether the genuineness of the stamp paper is possible to be got verified from any on line portal and if so whether such verification was made ?	:	Verification through online portal is not possible.
7.	a.Property offered as security falls within the jurisdiction of which sub-registrar office? b.Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/ registrar- general. If so, please name all such offices? c.Whether search has been made at all the offices named at (b) above?' d.Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	:	Additional District Sub Registrar Hooghly. B) District Sub Registrar Hooghly-II and A.R.A Kolkata C) Not applicable. D) No

8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the peed for clearance of such clog on the Title. In case of property offered as security for loans of Rs 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used).	:	In a separate sheet
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights,	:	Full Ownership right

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

5

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	Leasehold Rights, Occupancy/ Possessor Rights or in a Holder or Govt. Guarantee/Allottee etc.)		
10.	If leasehold, whether:-		No
	a) Lease Deed is duly stamped and registered	:	Not applicable.
	b) Lessee is permitted to mortgage the Leasehold right	:	Not applicable.
	c) Duration of the Lease/Un-expired period of lease	:	Not applicable.
	d) If, a sub-;lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-lessing and mortgage by Sub-Lessee also.	:	Not applicable.
	e) Whether the leasehold rights permits for the erection of any superstructure (if applicable)?	:	Not applicable.
	f) Right to get renewal of leasehold rights and nature thereof	:	Not applicable.
11.	a) If govt. grant/allotment/ Lease-cum/Sale Agreement, Whether	:	Not applicable.
	b) Grant/Agreement etc provides for alienable rights to the mortgagor with or without conditions	:	Not applicable.
	c) The mortgagor is competent to create charge on such property.	:	Not applicable.
	d) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	:	Not applicable.
12.	If occupancy right, whether	:	
	a) Such right is heritable and transferable	:	Not applicable.
	b) Mortgage can be created	:	Not applicable.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible -the modalities/procedure to be followed and the reasons for coming to such conclusion.	:	No minor's interest involved with this proposal
14.	If the property has been transferred by way of Gift/Settlement Deed, Whether	:	No.
	a) The Gift /Settlement Deed is duly stamped and registered	:	Not Applicable
	b) The Gift/.Settlement Deed has been	:	Not Applicable

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

6

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	attested by two witnesses		
	c) The Gift/Settlement Deed transfers the property to Donee	:	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by an separated writing or by implication or by action	:	Not Applicable
	e) Whether there is any restriction on the Donor in executing the Gift/ Settlement Deed in Question	:	Not Applicable
	f) Whether the Donee is in possession of the gifted property	:	Not Applicable
	g) whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	:	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the Gift/ settlement Deed	:	Not Applicable
15 (a)	In case of partition/ settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	:	No
(b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	:	Not Applicable
(c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	:	Not Applicable
(d)	In respect of partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	:	Not Applicable
(e)	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precaution to be taken for avoiding multiple mortgage ?	:	Not Applicable
16.	Whether the documents include any testamentary documents/Will ?		No
	a) In case of wills whether the will is registered will or unregistered will ?	:	Not Applicable
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	:	Not Applicable
	c) Whether the property is mutated on the	:	Not Applicable

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	basis of Will ?		
	d) Whether the original will is available ?	:	Not Applicable
	e) Whether the original death certificate of the testator is available ?	:	Not Applicable
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the Testator ?	:	Not Applicable
17(a) Wh	Whether the property is subject to any wakf rights	:	No
(b) W	Whether the property belongs to church/temple or any religious/other, institutions having any restriction in creation of charges on such properties ?	:	No
(c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?	:	Not Applicable
	Whether the property is a HUF/Joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objections/join in execution, minor's share if any, right of female members etc.	:	Not Applicable
	Please also comment on any other aspect which may adversely affect the validity of security in such cases ?	:	Not Applicable
19.(a)	Whether the property belongs to any trust or is subject to the rights of any trust?	:	Not Applicable
(b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	:	Not Applicable
(c)	If so additional precautions/ permissions to be obtained for creation of valid mortgage ?		Not Applicable
(d)	Requirements, if any for creation of mortgage as per the central /state laws applicable to the trust in the matter	:	Not Applicable
20(a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	:	The classification of land is non Agricultural.
b)	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	:	Not Applicable
c)	In the case of conversion of Agricultural land	:	Not Applicable

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.		
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Section, minorities, Land Laws, SEZ regulation, Costal Zone Regulations, Environmental Clearance etc.	:	No, The property is not affected by any local Laws
22(a)	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No the property is not subject to any pending or proposed land acquisition proceedings
(b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	:	No land has not been acquired by the Government
23.(a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No. Original Document of the concerned Court is enclosed herewith.
(b)	If so, whether such litigation, would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not Applicable
(c)	Whether the title documents have any court seal/making which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/making	:	No
24(a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	:	Not Applicable
(b)	Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws ?	:	Not Applicable
(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	:	Not Applicable
25.	a) Whether the property Limited Company, check the Borrowing powers, Board Resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/ Provision for common seal etc	:	Yes
	b)i) Whether the property (to be mortgaged) is		No

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

9

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	purchased by the above company from any other company or Limited Liability Partnership (LLP) firm ? Yes/No. ii) If yes, whether the search or charges of the property (to be mortgaged) has been carried out with Registrar of Companies (Roc) in respect of such vendor company/LLP (seller) and the vendee company (purchaser) ? iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/No. iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No		No No No
26.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, by-laws.		Not Applicable
27(a)	Whether any POA is involved in the chain of title ?	:	No
(b)	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	:	Not Applicable
(c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (builder's POA) or (ii) other type of POA (Common POA).	:	Not Applicable
(d)	In case of Builder's POA, Whether a certified	:	Not Applicable

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	copy of POA is available and the same has been verified/compared with the original I		
(e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect I	:	Not Applicable
	i) Whether the original POA is verified and the title investigation is done one the basis of original POA ?	:	Not Applicable
	ii) Whether the POA is a registered one ?	:	Not Applicable
	iii) Whether the POA is a special or general one ?	:	Not Applicable
	iv) Whether the POA contains a specific authority for execution of title document in question ?	:	Not Applicable
(f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	:	Not Applicable
(g)	Please comment on the genuineness of POA	:	Not Applicable
(h)	The unequivocal opinion on the enforceability and validity of the POA	:	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein : and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed	:	Not Applicable
29.	If the property is a flat/apartment, or residential/commercial complex, check and comment on the following :	:	Land with structure.
(a)	Promoter's/Land Owner's title to the land/building	:	Yes.
(b)	Development Agreement/Power of Attorney	:	Not Applicable
(c)	Extent of authority of the Developer/Builder	:	Not Applicable
(d)	Independent title verification of the Land and/or building in question	:	Yes
(e)	Agreement for sale (duly registered)	:	Not Applicable.
(f)	Payment of proper stamp duty	:	PAID.

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

11

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

(g)	Requirement of registration of sale agreement development agreement, POA, etc	:	Not Applicable
(h)	Approval of building plan, permission of appropriate local authority, etc	:	Not Applicable
(i)	Conveyance in favour of Society/Condominium concerned	:	Not Applicable
(j)	Occupancy Certificate/ Allotment Letter/ letter of Possession	:	Not applicable,
(k)	Membership details in the Society etc	:	Not Applicable
(l)	Share certificate	:	Not applicable
(m)	No Objection Letter from the society	:	Not Applicable
(n)	All legal requirements under the local/ Municipal laws regarding ownership of flats/ Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc	:	Not Applicable
(o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any	:	Not applicable,
(p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	:	Not applicable,
(q)	Whether the numbering pattern of units/flats tally in all documents such as approved plan, agreement plan, etc	:	It is a land.
30.	Encumbrances-Attachments, and/or claims whether of Government; Central or State or other Local authorities or Third Party claims, Lines etc and details thereof.	:	In the state of West Bengal there is no system of issuing encumbrance certificate by the registration offices. Personal search has been made & there is no adverse entry. The property is already mortgaged with State Bank of India, IFB Branch Kolkata.
31.	The period covered under the Encumbrances Certificate and the name of the person in who favour the encumbrance is created and if so, satisfaction of charge, if any	:	Title searching done for the year 1993 to 2023 and Court Search for 12 years 2011 to 2023.
32.	Details regarding property tax or land revenue	:	Paid.

Subrata Chatterjee

Subrata Chatterjee

Advocate

High Court, Calcutta
Empanelled Advocate of
State Bank of India

12

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	or other statutory dues paid/payable as on date and if not paid, what remedy ?		
33.(a)	Urban land ceiling clearance, whether required and if so, details thereon.	:	Not applicable
(b)	Whether no Objection Certificate under the Income Tax Act is required/obtained	:	Not applicable.
34.	Details of RTC extracts/ mutation extracts/ Katha extract pertaining to the property in question	:	Yes
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	:	Yes
36(a)	Whether the property offered as security is clearly demarcated ?	:	Yes
(b)	Whether the demarcation/ partition of the property is legally valid ?	:	Yes. Demarcation is legally valid
. (c)	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be). :	:	Yes
37.	Whether the property can be identified from the following documents and discrepancy /doubtful circumstances, if any revealed on such scrutiny ?	:	Yes
	(a) Document in relation to electricity connection	:	Yes
	(b) Document in relation to water connection	:	Not available
	(c) Document in relation to Sales Tax Registration, if any applicable	:	Not available
	(d) Other utility bills, if any	:	Property Tax Bill
38.	In respect of the boundaries of the property, whether. There is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills,etc) or the Actual current boundary? If so please elaborate/comment on the same	:	Difference/ discrepancy not found
39.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan	:	Boundaries mentioned earlier as appeared in the conveyance .

Subrata Mukherjee

Subrata Chatterjee

Advocate

13

High Court, Calcutta
Empanelled Advocate of
State Bank of India

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	are not available at the time of preparation of TIR , please provide these comments subsequently, on making the same available to the advocate.		
40.	Any bar/restriction for creation of mortgage under any location or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	:	No.The property is already mortgaged with State Bank of India, IFB Branch, Kolkata.
41.	Whether the bank will be able to enforce SARFESI Act , if required against the property effected as security ?	:	Bank will be able to enforce SARFAESI Act, 2002.
42.	. In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard	:	Original Deed verified.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural person) permits creation of mortgage and additional precautions, if any to be taken in such cases.	:	Not Applicable
44.	Additional aspects relevant for investigations of title as per local laws	:	Not applicable
45.	Additional suggestion, if any to safeguard the interest of Bank/ ensuring the perfection of security	:	Nothing Special
46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage	:	M/s. Braithwaite & Co (India) Ltd.through its authorized director/s in terms of board resolution.
47.	(a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016 ? Y/N		No
	(b) Whether the project is registered with the Real Estate Regulatory Authority ? If so, the details of such registration are to be furnished. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed ?		Not Applicable
	(c) Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as	:	Not Applicable

Subrata Mukherjee

Subrata Chatterjee
Advocate
High Court, Calcutta
Empanelled Advocate of
State Bank of India

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

	uploaded by the promoter in the website of Real Estate Regulatory Authority?		

ANNEXTURE "C"
CERTIFICATE OF TITLE

I have examined the Original of Deed Conveyance being numbered 03931 of 1961 relating to the schedule property to be offered as security by way of Equitable Mortgage and that if the said Registered/ Equitable Mortgage is created it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:-

I have examined all the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayet Office, Land Acquisition Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office, I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

There are no prior Mortgage/ Charges/ encumbrances whatsoever, from 1992 to 2022. The property appears to be free from all Encumbrances.

In case of second/subsequent charge in favour of the Bank, there are no other mortgages/ charges other than already stated in the loan documents & agreed to by the mortgagor & the bank.(NA)

6. In case of second/subsequent charge in favour of the bank, there are no other Mortgages/Charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank(Delete, which ever is inapplicable).

7) Minor(s) and his/their interest in the property (ies) is to the extent of NIL.

8)The Mortgage if created will be available to the Bank for the Liability of the Borrower, M/s. Braithwaite & Co (India).

9)I certify that M/s. Braithwaite & Co (India). has absolute, clear and Marketable title over the Scheduled property.

In case of creation of Mortgage by Deposit of title deed, I further certify that the deposit of following documents would create a valid and enforceable mortgage:-

Subrata Chatterjee

Subrata Chatterjee
Advocate
High Court, Calcutta
Empanelled Advocate of
State Bank of India

15

Chamber & Office :
7A, K.S. Roy Road,
2nd Floor, Room No.1,
Kolkata-700001
8420929970
9433083225

i)Original of Deed of Conveyance being numbered dated 15.05.1961 vide No 3931 of 1961
ii)Copy of Current property tax.
iii) Current Electric Bill

10) There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.
11) It is certified that the property is SARFAESI complaint.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring about 57.283 Acres a little more or less equivalent to 173 Bigha 5 Cottahs 9 Chittacks 42 Sq.ft. with all structures buildings erections if any and appurtenances whatsoever situate under Mouza - Gourhati Champdani, Pargana Bore, J.L. No. 21, R.S. No. 906, Touzi No. 318BI, 591, 451, 317BI & 34BI, in Khatian No. 427, 428, 429, 430, 431, 432, 437, 438, 439, 440, 789, 1013, 1014, 1018, 1594, 1602, 1628, 1218, 1742, 2, 5, 6, 30/4, 1719, 2635, 7, 2637, 185, 451 & 2636,C.S. Dag no. 328, 338, 1338, 1340, 1341, 334, 341, 341/344, 517, 1151, 1152, 925 (part), 1186, 1208, 1210, 576, 584, 585, 905, 927 (part), 1188, 1196, 1197, 1201, 1205, 1211, 1215, 1216, 1231, 1157, 1185, 1187, 117711248, 915, 917, 918, 1153, 919, 1209, 924, 933 (part), 581, 583, 1181, 516, 579, 580, 1183, 582, 907, 916, 1189, 1214, 1230, 906, 1213, 1232, 904, 1342, 911, 912, 1182, 1207, 1212, 1233, 1184, 1206, 1229 (part), 913, 914, 921, 923 (part), 1190, 1202, 908, 909, 910, 577, 1191, 1192, 1193, 1194, 1195, 902, 903, 920, 1203 & 1204 at P.S. Bhadreswar, Dist. Hooghly.

Date: 09.01.2023
Place: KOLKATA.

HISTORY

WHEREAS Angus Company Ltd, sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 57.283 Acres a little more or less equivalent to 173 Bigha 5 Cottahs 9 Chittacks 42 Sq.ft. with all structures buildings erections if any and appurtenances whatsoever situate under Mouza - Gourhati Champdani, Pargana Bore, J.L. No. 21, R.S. No. 906, Touzi No. 318 BI, 591, 451, 317BI & 34BI, in Khatian No. 427, 428, 429, 430, 431, 432, 437, 438,439, 440, 789, 1013, 1014, 1018, 1594, 1602, 1628, 1218, 1742, 2, 5, 6, 30/4, 1719, 2635, 7, 2637, 185, 451 & 2636,C.S. Dag no. 328, 338, 1338, 1340, 1341, 334, 341, 341/344, 517, 1151, 1152, 925 (part), 1186, 1208, 1210, 576, 584, 585, 905, 927 (part), 1188, 1196, 1197, 1201, 1205, 1211, 1215, 1216, 1231, 1157, 1185, 1187, 117711248, 915, 917, 918, 1153, 919, 1209, 924, 933 (part), 581, 583, 1181, 516, 579, 580, 1183, 582, 907, 916, 1189, 1214, 1230, 906, 1213, 1232, 904, 1342, 911, 912, 1182, 1207, 1212, 1233, 1184, 1206, 1229 (part), 913, 914, 921, 923 (part), 1190, 1202, 908, 909, 910, 577, 1191, 1192, 1193, 1194, 1195, 902, 903, 920, 1203 & 1204 at P.S. Bhadreswar, Dist. Hooghly, by virtue of a registered Sale Deed vide Book No. I, Volume No. 105, Pages 258 to 270, Being No. 3931 for the year 1961, registered at A.R.A. Kolkata in favour of M/S Braithwaite & Co. (India) Limited.

Subrata Chatterjee

West Bengal Form No. 1556 [New Rule Form No. 19 (Appendix)-I)]

No. REGN BB 584472

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 1972
2. Date of application 9/11/23
3. Search for the year (s) 1953-23
4. Name of office to which the record to be searched or inspected relates Bn
5. Name of person or property to be searched
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Guwahati 1cr 430, 431 Cl m 231, 2320 p.i Bhadreswar
8. From whom received S. Chatterjee
9. Fees paid under Article — 302

F (1) (i)

F (2) (ii)

F (2)

..... Registrar of .....

L/Kolkata-56

Goverment of West Bengal

Office of the HOOGHLY (D.S.R. - II)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 17-01-2023

Serial No of Application	0602002390/2023	**Search No**	0602002390/2023
Search for the Years	From 1993 To 2023	**Record Available**	From 09/01/2009 onwards
Property to be Searched	District: Hooghly, PS: Bhadreswar, Mouza: Gourhati-chanpdani, , Plot No: RS- 02312		
From whom Received	S Chatterjee		

Fees Paid under Articles F1(i) 2 /- F1(ii) 28 /-

Search Result: **No Record Found**

(Mrs Swati De)

D.S.R. - II HOOGHLY

OFFICE OF THE D.S.R. - II HOOGHLY

Goverment of West Bengal

Office of the CHINSURA (A.D.S.R.)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 17-01-2023

Serial No of Application	0603000261/2023	**Search No**	0603000261/2023
Search for the Years	From 1993 To 2023	**Record Available**	From 21/02/2006 onwards
Property to be Searched	District: Hooghly, PS: Bhadreswar, Mouza: Gourhati-chanpdani, , Plot No: RS- 00906		
From whom Received	Subrata Chatterjee Adv		

Fees Paid under Articles F1(i) 2 /- F1(ii) 28 /-

Search Result: **No Record Found**

(Mr Samit Ghosh)

A.D.S.R. CHINSURA

OFFICE OF THE A.D.S.R. CHINSURA