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,
2<sup>nd</sup> Floor, Room No.1,
Kolkata-700001
②8420929970
9433083225

ANNEXURE - B

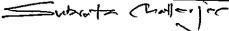
Dated 09.01.2022

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)

SI.		
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 the pieces and parcels of land 1 Acre 21 Sataks a little more or less situate under Mouza Gourhati, Champdani, Pargana Bore, R.S. No. 906 in Khatian No. 22, 6, Dag No. 578 at P.S. Bhadreswar, Dist. Hooghly.
a.	Survey No.	578
b.	Door/House No. (in case of house property)	Nil
c.	Extent/area including plinth/ built up area	ALL THAT piece and parcel of land measuring
		Procedure parcer of latin measuring



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	in case of house property	about All that the pieces and parcels of land 1 Acre 21 Sataks a little more or less
d.	Location like name of the place, Village, City, Registration, Sub-districts etc.	Mouza Gourhati, Champdani, Pargana Bore, R.S. No. 906 in Khatian No. 22, 6, Dag No. 578 at P.S. Bhadreswar, Dist. Hooghly.
e.	Boundaries	Not mentioned in the Deed
4a.	Particulars of the documents scrutinized- serially and chronologically.	As follows
	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	As follows

	Date	Name/Nature of the document		Original/C ertified copy Certified	In case of copies, whether the original was scrutinized by
				extract/ph otocopy,et	the Advocate
		Deed executed between A Company Limited as Vendor M/s. Braithwaite & Co (India) I Purchaser being No. 2068 of registered before A.R.A-II, Kolkat	td : 196	nd   as	Original Inspected & scrutinized. The Original is mortgaged with State Bank of India, IFB Branch, Kolkata
5.	are obtained from and compared wi by the proposed i such certified cop with the TIR)	ified Copy of all title documents the relevant Sub-Registrar Office th the documents made available nortgagor? (Please also enclose all ies and relevant fee receipts along		I have examinated by the last of the last	ned the Original o 2068 of 1962 the bank.
	Registrar's office with the original of	pages in the certified copies of title are obtained directly from Subhave been verified page by page documents submitted?		Not ap	plicable.
L	b) ii) Where th	e certified copies of the title			

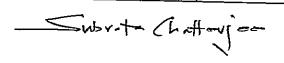
Subvata Matterjac

# Subrata Chatterjee Advocate

High Court, Calcutta Empanelled Advocate of State Bank of India

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				_	<del></del>	<del></del>
	Date	Name/Nature of the docume			Original/C ertified copy Certified extract/ph otocopy,et c.	In case of copies, whether the original was scrutinized by the Advocate
	should be compa whether the total page by page with (In case original comparing with	ot available, the copy proving red with the original to ascer page numbers in the copy to the original produced.  title deed is not produced the certified copy or ording handled more diligently	ain ally for		Not ap	pplicable.
6(a )	authorities relevar available for verifi or computer system		are tal	:	Partly A	Available
(b)	whether any veri make and the com	ments/finding in this regard	ıre	-	Cross checkii availabl	ng done as per e records
(c)	Whether the gent possible to be got and if so whether s	nineness of the stamp paper verified from any on line por uch verification was made?	tal	:	Verification to portal is no	hrough online ot possible.
7.	b.Whether it is p documents in respensive than one registrar/ registrar such offices?	I as security falls within the characteristic and associated to the registration extracted the property in question, office of sub-registrar/distracteristic and control of the property in question, office of sub-registrar/distracteristic and please name.	of at ct	:		ict Sub Registrar ghly. egistrar Hooghly- .A Kolkata
	d.Whether the sear authorities or any	ches in the offices of registering the records reveal registration documents in respect of the comments in respect of the comments.	g		C) Not a <sub>r</sub>	



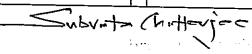
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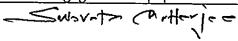
8.	Chain of title tracing the title from the oldest	Τ.	To a constant
"	title deed to the latest title deed establishing	1.	In a separate sheet
1	title of the property in question from the		
	predecessors in title /interest to the assure title		
	predecessors in title/interest to the current title	1	
ł	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	1	
}	crore and above, search of title/encumbrances	l	
	for a period of not less than 30 years is	l	
	mandatory. (Separate Sheets may be used).	ĺ	
9.	Nature of Title of the intended Mortgagor over	<del> </del>	Full Ownership right
	the Property (whether full ownership rights,	١.	I di Ownership Halit
ļ	Leasehold Rights, Occupancy/ Possessor	ĺ	Ī
	Rights or in a Holder or Govt.		
	Guarantee/Allottee etc.)		
10.	If leasehold, whether:-	├-	
10.		<del> -</del> -	No No
1	a) Lease Deed is duly stamped and registered	ا : ا	Not applicable.
		<u> </u>	
	b) Lessee is permitted to mortgage the	:	Not applicable.
<del></del>	Leasehold right	L	
	c) Duration of the Lease/Un-expired	:	Not applicable.
-	period of lease	Ш	
	d) If, a sub-;lease, check the lease deed in	:	Not applicable.
1	favour of Lessee as to whether Lease deed	ĺĺ	
	permits sub-lessing and mortgage by Sub-		
	Lessee also.		
}	e) Whether the leasehold rights permits		Not applicable.
	for the erection of any superstructure (if		riot applicable.
	applicable)?		İ
	f) Right to get renewal of leasehold rights	$\dashv$	Not and in land
	and nature thereof	$ \cdot $	Not applicable.
11.	a) If govt. grant/allotment/ Lease-cum/Sale	$\dashv$	Not and 11
	Agreement, Whether	•	Not applicable.
	b) Grant/Agreement etc provides for	↲	NT-: 1: 1:
1	alienable rights to the mortgagor with or	•	Not applicable.
	without conditions	-	,
<del> </del>			
	c) The mortgagor is competent to create charge on such property.	:	Not applicable.
<del>                                     </del>		4	
1	F	:	Not applicable.
	any other authority is required for creation of	1	
	mortgage and if so whether such valid		ļ
i!	permission is available	$\perp$	



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12.	If occupancy right, whether	T .	
	a) Such right is heritable and transferable	·	Not applicable.
<b> </b>	b) Mortgage can be created	H	Not applicable.
13.	Nature of Minor's interest, if any and if so,	<u>:</u>	No minor's interest involved with
10.	whether creation of mortgage could be	١.	
	possible -the modalities/procedure to be		this proposal
	followed and the reasons for coming to such		
	conclusion.		
14.	If the property has been transferred by way of	-	No.
14.	Gift/Settlement Deed, Whether	•	140.
	a) The Gift /Settlement Deed is duly	H	Not Applicable
	stamped and registered	•	Not Applicable
	b) The Gift/.Settlement Deed has been	H	Not Applicable
	attested by two witnesses	•	Not Applicable
	c) The Gift/Settlement Deed transfers the	H	Nat Assistants
]	property to Donee	•	Not Applicable
	d) Whether the Donee has accepted the	$\vdash$	Not A 1: 1-1-
	gift by signing the Gift/Settlement Deed or by	•	Not Applicable
	an separated writing or by implication or by		
	action		
	e) Whether there is any restriction on the	-	Not Applicable
	Donor in executing the Gift/ Settlement Deed		Not Applicable
ł	in Question		
	f) Whether the Donee is in possession of	$\vdash$	Not Applicable
	the gifted property	•	Not Applicable
	g) whether any life interest is reserved for	$\vdash$	Not Applicable
	the Donor or any other person and whether	•	Not Applicable
	there is a need for any other person to join the	Ì	
	creation of mortgage		
	h) Any other aspect affecting the validity	$\dashv$	Not Applicable
	of the title passed through the Gift/ settlement	•	140t Applicable
	Deed		}
15 (a)	In case of partition/ settlement deeds, whether		No
()	the original deed is available for deposit. If not		140
	the modality/procedure to be followed to		
	create a valid and enforceable mortgage		,
(b)	Whether mutation has been effected and	$\dashv$	Not Applicable
\-'	whether the mortgagor is in possession and	$ \cdot $	110t 11ppucaoie
	enjoyment of his share		
(c)	Whether the partition made is valid in law and	ᅱ	Not Applicable
	the mortgagor has acquired a mortgagable title	1	110t 11ppitcable
	thereon		
(d)	In respect of partition made is valid in law and	:	Not Applicable
	the mortgagor has acquired a mortgagable title		L L



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_		_	<del></del>
<del>-</del>	thereon		
(e)	Whether any of the documents in question are	T:	Not Applicable
	executed in counterparts or in more than one	İ	•
	set? If so, additional precaution to be taken for		
	avoiding multiple mortgage?		<u> </u>
16.	Whether the documents include any		No
	testamentary documents/Will?		
	a) In case of wills whether the will is	:	Not Applicable
	registered will or unregistered will?		
	b) Whether will in the matter needs a		Not Applicable
	mandatory probate and if so whether the same		
	is probated by a competent court?		Í
	() Whether the property is mutated on the	1:	Not Applicable
	basis of Will?		11
	(1) Whether the original will is available?	1:	Not Applicable
	() Whether the original death certificate of	:	Not Applicable
	the testator is available?	ΙÌ	*1
	(f) What are the circumstances and/or	]:	Not Applicable
	documents to establish the will in question is		11
	the last and final will of the Testator?		
.7(a)	Whether the property is subject to any wakf	$\overline{:}$	No
	rights		- · · ·
Vh - − − − − − − − − − − − − − − − − − − −			
(b)	Whether the property belongs to	:	No
	church/temple or any religious/other,		
V	institutions having any restriction in creation		
	of charges on such properties?		
c)	l'recautions/permissions, if any in respect of	:	Not Applicable
	the above cases for creation of mortgage?	1	11
	\Vhether the property is a HUF/Joint	:	Not Applicable
	amily property, mortgage is created for		1 £
	family benefit/legal necessity, whether the		
	lajor Coparceners have no objections/join in		
	execution, minor's share if any, right of female	1	
	members etc.		
	l'lease also comment on any other aspect	$: \overline{\ }$	Not Applicable
	which may adversely affect the validity of		<b>*</b> •
	security in such cases ?		
9.(a)	Whether the property belongs to any trust or is	:	Not Applicable
	subject to the rights of any trust?		
)	Whether the trust is a private or public trust	:	Not Applicable
ŀ	and whether trust deed specifically authorizes	}	••
	the mortgage of the property?	_ _	
(c )	is so additional precautions/ permissions to be	_	Not Applicable

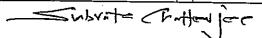
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		_	
	obtained for creation of valid mortgage?		
(d)	Requirements, if any for creation of mortgage	<b> </b> ;	Not Applicable
	as per the central /state laws applicable to the		1
	trust in the matter		
20(a)	If the property is Agricultural land, whether		The classification of land is non
	the local laws permit mortgage of Agricultural		Agricultural.
	land and whether there are any restrictions for		
7.	creation/enforcement of mortgage	L	
b)	In case of agricultural property other relevant		Not Applicable
	records/documents as per local laws, if any are		
	to be verified to ensure the validity of the title	ĺ	
	and right to enforce the mortgage?	┡	
c)	in the case of conversion of Agricultural land	:	Not Applicable
	for commercial purposes or otherwise, whether requisite procedure followed/	l	
	whether requisite procedure followed/ permission obtained.		
21.	Whether the property is affected by any local	├.	No The second of the second of
41.	laws or other regulations having a bearing on	:	No, The property is not affected by
	the creation security (viz. Agricultural Laws,		any local Laws
	weaker Section, minorities, Land Laws, SEZ		
	regulation, Costal Zone Regulations,		}
	Unvironmental Clearance etc.		
22(a)	\\hether the property is subject to any pending	:	No the property is not subject to
	or proposed land acquisition proceedings?		any pending or proposed land
			acquisition proceedings
(b)	Whether any search/enquiry is made with the	:	No land has not been acquired by
	Land Acquisition Office and the outcome of		the Government
	such search/enquiry		
23.(a)	Whether the property is involved in or subject	:	No. Original Document of the
	matter of any litigation which is pending or		concerned Court is enclosed
	concluded ?		herewith.
(b)	If so, whether such litigation, would adversely	:	Not Applicable
	offect the creation of a valid mortgage or have		
(a)	any implication of its future enforcement?		
(c)	Whether the title documents have any court	:	No
	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		
24(a)	in case of partnership firm, whether the	뉘	Not A 1: 1-1-
()	property belongs to the firm and the deed is	$ \cdot $	Not Applicable
	properly registered	· [	
(b)	Property belonging to partners, whether	-:	Not Applicable
• •	thrown on hotchpotch? Whether formalities for		**************************************

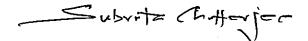


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	the same have been completed as per applicable laws?		
(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	:	Not Applicable
25.	a) Whether the property Limited Company, check the Borrowing 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 purchased by the above company from any other company or Limited Liability Partnership (LLP) firm? Yes/No.		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)?		No
	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.		No
9 9 9	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No		NIo
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	•	Not Applicable



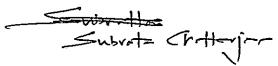
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	huilder/developer and	=	
	builder/developer and as such is irrevocable as per law.		
(c)			
(5)	In case the title document is executed by the	:	Not Applicable
	POA holder, please clarify whether the POA		
	involved is (i) one executed by the Builders viz.		
	Companies/Firms/Individual or proprietary		
	Concerns in favour of their Partners/ Emplo-		
	yees/ Authorized Representatives to sign Flat		
	Allotment Letters, NOCs, Agreements of Sale		
	Sale Deeds, etc. in favour of buyers of	1	
	flats/units (builder's POA) or (ii) other type of		
	POA (Common POA).	1	
(d)	In case of Builder's POA, Whether a certified	╁╌	Not Applies his
	copy of POA is available and the same has	'	Not Applicable
	been verified/compared with the original I	1	
(e)	In case of Common POA (i.e. POA other than	┼	Not Apply 11
	Builder's POA), please clarify the following	'	Not Applicable
	clauses in respect I	Ì	
	i) Whether the original POA is verified	<del>  -</del>	NT. ( A 11 T
	and the title investigation is done one the basis	•	Not Applicable
	of original POA?		
	ii) Whether the POA is a registered one?		
	, and a series and a series of the series of	$ \cdot $	Not Applicable
	iii) Whether the POA is a special or general	H	NI_L A 11 11
	one?	$ \cdot $	Not Applicable
	iv) Whether the POA contains a specific	-	Not Application
	authority for execution of title document in	۱٠	Not Applicable
	question?		
(f)	Whether the POA was in force and not	╁	Not A. I' 11
	revoked or had become invalid on the date of	•	Not Applicable
	execution of the document in question? (Please		
	clarify whether the same has been ascertained	ļ	
	from the office of sub-registrar also?)		
(g)	Please comment on the genuineness of POA		
.07	The second of the genumeness of POA		Not Applicable
(h)	The unequivocal opinion on the enforceability	$\dashv$	
,	and validity of the POA	:	Not Applicable
28.	Whether mortgage is being special I POA	4	
	Whether mortgage is being created by a POA holder, check genuingness, of the Re-	:	Not Applicable
	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	- [	
29.	the Law of the place, where it is executed  If the property is a flat/apartment or	4	<del>_</del>
	If the property is a flat/apartment, or	:	Land with structure.



Advocate

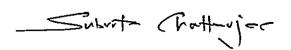
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		_	
1	residential/commercial complex, check and	T	
	comment on the following:		
(a)	Promoter's/Land Owner's title to the land/building	:	Yes.
(b)	Development Agreement/Power of Attorney	:	Not Applicable
(c)	Extent of authority of the Developer/Builder	:	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.
(g)	Requirement of registration of sale agreement development agreement, POA, etc	H	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
(I) ———	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 layout 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.



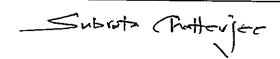
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30.	Encumbrances-Attachments, and/or claims whether of Government; Central or State or other Local authorities or Third Party claims, Lines etc and details thereof.	•	In the state of West Bengal there is no system of issuing encumbrance certificate 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 or other statutory dues paid/payable as on date and if not paid, what remedy?		Paid.
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



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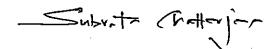
Advocate

High Court, Calcutta Empanelled Advocate of State Bank of India 12

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7A, K.S. Roy Road,
2<sup>nd</sup> Floor, Room No.1,
Kolkata-700001

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_=		_	
•	(c) Document in relation to Sales Tax		Not available
	Registration, if any applicable		
	(d) Other utility bills, if any	:	Property Tax Bill
38.	In respect of the boundaries of the property,	:	Difference/ discrepancy not found
	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		
39.	If the valuation report and/or	:	Boundaries mentioned earlier as
	approved/sanctioned plans are made		appeared in the conveyance.
	available, please comment on the same		in promote and conveyance.
	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		
	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	:	No. The property is already
	under any location or special enactments,		mortgaged with State Bank of
	details of proper registration of documents,		India, IFB Branch, Kolkata.
	payment of proper stamp duty etc.		,
41.	Whether the bank will be able to enforce	$\overline{\cdot}$	Bank will be able to enforce
	SARFESI Act, if required against the property		SARFAESI Act, 2002.
	effected as security?		,
42.	. In case of absence of original title deeds,	:	Original Deed verified.
	details of legal and other requirements for		J v
	creation of a proper, valid and enforceable		
	mortgage by deposit of certified extracts duly		
	certified etc., as also any precaution to be taken	1	
	by the Bank in this regard		
<b>43.</b>	Whether the governing law/constitutional	:	Not Applicable
	documents of the mortgagor (other than		
	natural person) permits creation of mortgage		
	and additional precautions, if any to be taken		
	in such cases.	L	
44.	Additional aspects relevant for investigations	:	Not applicable
	of title as per local laws	L	
45.	Additional suggestion, if any to safeguard the	:	Nothing Special
	interest of Bank/ ensuring the perfection of		
	security	L	
46.	The specific persons who are required to create	<b>:</b>	M/s. Braithwaite & Co (India)



Advocate

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	mortgage/ to deposit documents creating mortgage		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 uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not Applicable

#### ANNEXTURE "C" CERTIFICATE OF TITLE

I have examined the Original of Deed Conveyance being numbered 2068 of 1962 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.

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Advocate

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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:-

i)Original of Deed of Conveyance being numbered 2068 of 1962

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 the pieces and parcels of land 1 Acre 21 Sataks a little more or less situate under Mouza Gourhati, Champdani, Pargana Bore, R.S. No. 906 in Khatian No. 22, 6, Dag No. 578 at P.S. Bhadreswar, Dist. Hooghly.

Date: 09.01.2023 Place: KOLKATA.

#### HISTORY

WHEREAS 1. Sri Santa Ram Pal, 2. Sri Bhupendra Nath Pal, 3. Sri Kalicharam Pal, 4. Sri Biswanath Pal, 5. Sri Gadadhara Pal, 6. Sri Chandra Sekhar Pal, 7. Sri Murari Dhar Pal, 8. Sri Sambhu Nath Pal, 9. Sri Rabindra Nath Pal and 10. Smt. Urmila Pal all are residing at Gourhati, P.S. Bhadreswar, Chandannagar, Dist. Hooghly, were the joint owners of the land 1 Acre 21 Satake a little more or less situate under Mouza Gourhati, Champdani, Pargana Bore, R.S. No. 906 in Khatian No. 22, Dag No. 578 at P.S. Bhadreswar, Dist. Hooghly.

AND WHEREAS Thereafter being the absolute joint owners 1. Sri Santa Ram Pal, 2. Sri Bhupendra Nath Pal, 3. Sri Kalicharam Pal, 4. Sri Biswanath Pal, 5. Sri Gadadhara Pal, 6. Sri Chandra Sekhar Pal,

\_\_\_\_\_ Chatterjer

Advocate

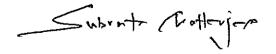
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7. Sri Murari Dhar Pal, 8. Sri Sambhu Nath Pal, 9. Sri Rabindra Nath Pal and 10. Smt. Urmila Pal sold the land 1 Acre 21 Sataks a little more or less situate under Mouza Gourhati, Champdani, Pargana Bore, R.S. No. 906 in Khatian No. 22, Dag No. 578 at P.S. Bhadreswar, Dist. Hooghly to M/S Braithwaite & Co. Limited office at Gourhati, P.S. Bhadreswar, Dist. Hooghly by a registered Sale Deed vide Book No. I, Volume No. 24, Pages 72-74, Being No. 2068 for the year 1962 which was registered at S.R. Serampore in the name of M/S Braithwaite & Co. (India) Limited.

AND WHEREAS Thereafter M/S Braithwaite & Co. Limited became the absolute owners of the above mentioned property.



#### No. REGN BB 584470

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

#### Receipt for Fees Deposited for Search or Inspection

1.	Serial Number of application\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.
2.	Date of application
3.	Search for the year (s)
4. }	Name of office to which the record to be searched or inspected relates
1	Name of person or property to be searched
Ź	Nature of document
	articulars of record to be inspected (year, number, book, volume and page in
1	the case of registered document)
1	x 455'M58 610 600 2051
}	From whom received
Į.	Fees paid under Article —
•	(I) (I)

ata-56

(ii)

#### 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

0602002388/2023

Search No

0602002388/2023

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- 00906

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

0603000260/2023

Search No

0603000260/2023

Search for the Years

From 1993 To 2023

Record Available

From 21/02/2006 onwards

Property to be Searched From whom Received

District: Hooghly, PS: Bhadreswar, Mouza: Gourhati-chanpdani, , Plot No: RS- 02323

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

