

Title Investigation Report

निरीक्षण / RFIA

- 8 JUN 2023

State Bank of India

Re : All that land measuring about 12841 sq. ft. in Premises No. 286, G.T. Road (North), Howrah under H.M.C. presently Holding No. 286/1 & 286/2, G.T. Road (N), Dist : Howrah, Ward No 6. The property is butted and bounded as follows (as per physical verification) –
On the North – Another factory; On the South – Entrance + Common Passage; On the East - Another factory; On the West - Residential Area.

TIR OF : M/S RRL STEELS LTD.

RAMANJAN BHATTACHARYYA

Advocate

7A, Kiran Shankar Roy Road,

Second Floor, Rear Side,

Room No. 8, Kolkata - 700001

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' M/S RRL STEELS LTD. '

Deed No. 2713, 2719 & 2721 of 1991 DATE - 26.03.2021

1	<input type="checkbox"/> Name of the Branch/ Business Unit/Office seeking opinion.	State Bank Of India, SME NS Road Branch (15197), 9, Brabourne Road, Kolkata-700001.
	<input type="checkbox"/> Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	N I L.
	<input type="checkbox"/> Name of the Borrower.	M/S RRL STEELS LTD.
2.	<input type="checkbox"/> Name of the unit/concern/ company/person offering the property/ (ies) as security.	PUBLIC COMPANY.
	<input type="checkbox"/> Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	PUBLIC COMPANY.
	<input type="checkbox"/> State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor.
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	<u>DEED NO. 2713/1991</u> All that one -third share in piece or parcel of land containing area of 12841 square feet be the same a little more or less TOGETHER WITH brick built structure, shed, C.I. Sheds, factory sheds, power rooms, standing thereon or on part thereof being premises 286, G.T. Road (N), Malipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER

WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following.

DEED NO. 2719/1991

All that one -third share in piece or parcel of land containing area of 12841 square feet be the same a little more or less TOGETHER WITH brick built structure, shed, C.I. Sheds, factory sheds, power rooms, standing thereon or on part thereof being premises 286, G.T. Road (N), Malipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following.

DEED NO. 2721/1991

All that respective share

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		in piece or parcel of land containing area of 12841 square feet be the same a little more or less TOGETHER WITH brick built structure, shed, C.I. Sheds, factory sheds, power rooms, standing thereon or on part thereof being premises 286, G.T. Road (N), Malipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following.
<input type="checkbox"/>	Survey No.	Not Applicable.
<input type="checkbox"/>	Door/House no. (in case of house property)	286/1 & 286/2.
<input type="checkbox"/>	Extent/ area including plinth/ built up area in case of house property	12841 sq. ft.
<input type="checkbox"/>	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Place - G.T. Road (North). City - Howrah. Registration sub-district- Howrah. Boundaries - DEED NO. 2713/1991 On the North - By 261, Grand Trunk Road;

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On the South - By Structure of
Amit Enterprise Private Limited;

On the East - By 261, Grand
Trunk Road;

On the West - By 261, Grand
Trunk Road.

DEED NO. 2719/1991

On the North - By 261, Grand
Trunk Road;

On the South - By Structure of
Amit Enterprise Private Limited;

On the East - By 261, Grand
Trunk Road;

On the West - By 261, Grand
Trunk Road.

DEED NO. 2721/1991

On the North - By 261, Grand
Trunk Road;

On the South - By Structure of
Amit Enterprise Private Limited;

On the East - By 261, Grand
Trunk Road;

On the West - By 261, Grand
Trunk Road.

**BOUNDARY (As per
Physical Verification) :-**

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				d copy/ certified extract / photocopy, etc.	
5.	a) Whether 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.)				No.
	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?				No.
	b) ii) Whether 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 originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).				Not Applicable.
6.	<input type="checkbox"/> 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?				Yes. Online portal is available.
	<input type="checkbox"/> If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				Yes.
	<input type="checkbox"/> Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				No. Verification has been made manually.
7.	<input type="checkbox"/> Property offered as security falls within the jurisdiction of which sub-registrar office?				ARA - KOL, DSR - I, HOWRAH & ADSR HOWRAH.

	<input type="checkbox"/> 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?	ARA - KOL, DSR - I, HOWRAH & ADSR HOWRAH.
	<input type="checkbox"/> Whether search has been made at all the offices named at (b) above?	Yes. Online searches have been made.
	<input type="checkbox"/> 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?	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 need 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)	Searches have been made and details as to tracing of title have been mentioned in separate sheet.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership rights.
10.	If leasehold, whether;	Not Applicable.
	<input type="checkbox"/> lease Deed is duly stamped and registered	Not Applicable.
	<input type="checkbox"/> lessee is permitted to mortgage the Leasehold right,	Not Applicable.
	<input type="checkbox"/> duration of the Lease/unexpired period of lease,	Not Applicable.
	<input type="checkbox"/> if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable.
	<input type="checkbox"/> Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable.
	<input type="checkbox"/> Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.

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11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not Applicable.
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable.
	the mortgagor is competent to create charge on such property?	Not Applicable
	Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	No.
12.	If occupancy right, whether;	Not Applicable.
	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 including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No.
	<input type="checkbox"/> The Gift/Settlement Deed is duly stamped and registered;	Not Applicable.
	<input type="checkbox"/> The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable.
	<input type="checkbox"/> The Gift/Settlement Deed transfers the property to Donee;	Not Applicable.
	<input type="checkbox"/> Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Not Applicable.
	<input type="checkbox"/> Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable.
	<input type="checkbox"/> Whether the Donee is in possession of the gifted property?	Not Applicable.
	<input type="checkbox"/> 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.
	<input type="checkbox"/> Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable. ✓

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15.	<input type="checkbox"/> In case of partition/family 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.	Not Applicable.
	<input type="checkbox"/> Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable.
	<input type="checkbox"/> Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable.
	<input type="checkbox"/> In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable.
	<input type="checkbox"/> Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable.
16.	Whether the title documents include any testamentary documents /wills?	Not Applicable.
	<input type="checkbox"/> In case of wills, whether the will is registered will or unregistered will?	Not Applicable.
	<input type="checkbox"/> Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable.
	<input type="checkbox"/> Whether the property is mutated on the basis of will?	Not Applicable.
	<input type="checkbox"/> Whether the original will is available?	Not Applicable.
	<input type="checkbox"/> Whether the original death certificate of the testator is available?	Not Applicable.
	<input type="checkbox"/> What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable.
	<input type="checkbox"/> (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to	No. ✓

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	be explained.)	
17.	<input type="checkbox"/> Whether the property is subject to any wakf rights?	Not Applicable.
	<input type="checkbox"/> Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable.
	<input type="checkbox"/> Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable.
18.	<input type="checkbox"/> Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable.
	<input type="checkbox"/> Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No.
19.	<input type="checkbox"/> Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable.
	<input type="checkbox"/> Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable.
	<input type="checkbox"/> If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
	<input type="checkbox"/> Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable.
20.	<input type="checkbox"/> 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?	Subject property is Commercial.
	<input type="checkbox"/> 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.
	<input type="checkbox"/> In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable. /

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21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No.
22.	<input type="checkbox"/> Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	<input type="checkbox"/> Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Subject property is beyond the purview of the land acquisition proceedings.
23.	<input type="checkbox"/> Whether the property is involved in or subject matter of any litigation which is pending or concluded?	court search have been made and found that property is free from litigation.
	<input type="checkbox"/> If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable.
	<input type="checkbox"/> Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	Not Applicable.
24.	<input type="checkbox"/> In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable.
	<input type="checkbox"/> Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable.
	<input type="checkbox"/> 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 belongs to a 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.	Not Applicable.
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other	No. ✓

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	Company or Limited Liability Partnership (LLP) firm ? Yes / No.	
	ii) If yes, whether the search of 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)?	Not Applicable.
	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.
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/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, bye-laws.	Not Applicable.
27.	<input type="checkbox"/> Whether any POA is involved in the chain of title?	Not Applicable.
	<input type="checkbox"/> 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.
	<input type="checkbox"/> 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.
	<input type="checkbox"/> In case of Builder's POA, whether a certified copy of POA is available and the same has been	Not Applicable. ✓

	verified/compared with the original POA.	
	<input type="checkbox"/> In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable.
	<input type="checkbox"/> Whether the original POA is verified and the title investigation is done on the basis of original POA? <input type="checkbox"/> Whether the POA is a registered one? <input type="checkbox"/> Whether the POA is a special or general one? Whether the POA contains a specific authority for execution of title document in question?	Not Applicable.
	<input type="checkbox"/> 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.
	<input type="checkbox"/> Please comment on the genuineness of POA?	Not Applicable.
	<input type="checkbox"/> 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: <input type="checkbox"/> Promoter's/Land owner's title to the land/building; <input type="checkbox"/> Development Agreement/Power of Attorney; <input type="checkbox"/> Extent of authority of the Developer/builder; <input type="checkbox"/> Independent title verification of the Land and/or building in question; <input type="checkbox"/> Agreement for sale (duly registered); <input type="checkbox"/> Payment of proper stamp duty; <input type="checkbox"/> Requirement of registration of sale agreement, development agreement, POA, etc.; <input type="checkbox"/> Approval of building plan, permission of appropriate/local authority, etc.; <input type="checkbox"/> Conveyance in favour of Society/ Condominium	Subject property is a Factory. Not Applicable. Not Applicable. Not applicable. Yes, Verified and found genuine. Not Applicable. Not Applicable. Not Applicable. Not Applicable. Not Applicable.

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	<p>concerned;</p> <p><input type="checkbox"/> Occupancy Certificate/allotment letter/letter of possession;</p> <p><input type="checkbox"/> Membership details in the Society etc.;</p> <p><input type="checkbox"/> Share Certificates;</p> <p><input type="checkbox"/> No Objection Letter from the Society;</p> <p><input type="checkbox"/> All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p><input type="checkbox"/> Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p><input type="checkbox"/> If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.</p> <p><input type="checkbox"/> Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No Encumbrances from any local/Govt./Private Authority.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	No Encumbrances from any local/Govt./Private Authority.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property tax has been paid upto date.
33.	<p>a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?</p>	<p>Not Applicable.</p> <p>Not required.</p>
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Mutation has been done in HMC.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	As per Municipal Tax name of mortgagor is reflected.
36.	<p><input type="checkbox"/> Whether the property offered as security is clearly demarcated?</p> <p><input type="checkbox"/> Whether the demarcation/ partition of the</p>	Yes.

	property is legally valid?	Yes.
	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? <input type="checkbox"/> Document in relation to electricity connection; <input type="checkbox"/> Document in relation to water connection; <input type="checkbox"/> Document in relation to Sales Tax Registration, if any applicable; Other utility bills, if any.	Yes. Not applicable. Not applicable.
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.	Boundary details are mentioned in Title Deed at Schedule portion.
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 are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	The valuation report has not been furnished.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No. Not Applicable.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes. Bank will be able to enforce SARFAESI Act.
	Property is SARFAESI compliant (Y/N)	Y.

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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.	Not Applicable.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable.
44.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Not Applicable.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S RRL STEELS LTD. ✓
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2007? Y/N.	N.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable.
	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.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 26.03.2021

Place: Kolkata.

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Signature of the Advocate

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Annexure-C

Certificate of title

I have examined the **Original Title** Deed intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*Equitable mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest 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:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. 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/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). 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.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1990 to till date pertaining to the Immovable Property/(ies) covered by above said Title Deeds.
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, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of

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_____ Nil _____ (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/ **M/S RRL STEELS LTD.**

9. I certify that Shri/ Smt/ **M/S RRL STEELS LTD.** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:--

Original documents of: ---

1. Indenture Being No. 2713, for the year 1991;
2. Indenture Being No. 2719, for the year 1991;
3. Indenture Being No. 2721, for the year 1991;

4. Tax paid receipt of HMC in Premises No. 286/2, G.T. Road (N), dated 17.02.2020;

5. Tax paid receipt of HMC in Premises No. 286/1, G.T. Road (N), dated 17.02.2020.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.

Ramanjan Bhattacharyya

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SCHEDULE OF THE PROPERTY (IES)

DEED NO. 2713/1991

All that one -third share in piece or parcel of land containing area of 12841 square feet be the same a little more or less TOGETHER WITH brick built structure, shed, C.I. Sheds, factory sheds, power rooms, standing thereon or on part thereof being premises 286, G.T. Road (N), Malipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following.

DEED NO. 2719/1991

All that one -third share in piece or parcel of land containing area of 12841 square feet be the same a little more or less TOGETHER WITH brick built structure, shed, C.I. Sheds, factory sheds, power rooms, standing thereon or on part thereof being premises 286, G.T. Road (N), Malipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following.

DEED NO. 2721/1991

All that respective share in piece or parcel of land containing area of 12841 square feet be the same a little more or less TOGETHER WITH brick built structure, shed, C.I. Sheds, factory sheds, power rooms, standing thereon or on part thereof being premises 286, G.T. Road (N), Malipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following.

DEED NO. 2713/1991

On the North - By 261, Grand Trunk Road;

On the South - By Structure of Amit Enterprise Private Limited;

Ramanjan Bhattacharya.

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On the East - By 261, Grand Trunk Road;

On the West - By 261, Grand Trunk Road.

DEED NO. 2719/1991

On the North - By 261, Grand Trunk Road;

On the South - By Structure of Amit Enterprise Private Limited;

On the East - By 261, Grand Trunk Road;

On the West - By 261, Grand Trunk Road.

DEED NO. 2721/1991

On the North - By 261, Grand Trunk Road;

On the South - By Structure of Amit Enterprise Private Limited;

On the East - By 261, Grand Trunk Road;

On the West - By 261, Grand Trunk Road.

BOUNDARY (As per Physical Verification) :-

On the North - Another factory;

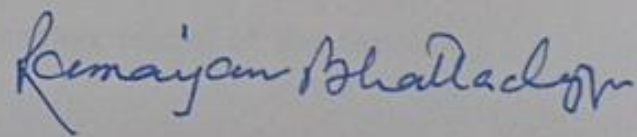
On the South - Entrance + Common Passage;

On the East - Another factory;

On the West - Residential Area.

Place: Kolkata.

Date: 26.03.2021



Ramanjan Bhattacharyya
Advocate

Signature of the Advocate

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