

SRIJIT SAHA

ADVOCATE

Chamber – "SARAF HOUSE" Ground Floor, Room No 28,

4/1, Red Cross Place, Kolkata – 700001

E-Mail – srijit.advocate@gmail.com, Mob :- +91- 8336071726

Title Search & Legal Scrutiny Report

To,
Asst. General Manager
Indian Bank
SME Finance Branch
South 24 Parganas

Sub: - Title Search & Legal Scrutiny Report with respect of All That piece and parcel of one Land measuring **12 Cottahs 4 Chittaks** and **along with structure (Cinema Hall)** named as "**Entally Talkies**" lying and situated at **Premises no. 2/3B, Dr. Suresh Sarkar Road**, Ward no. 054, **Vide Assesses No. 110540300082** under Kolkata Municipal Corporation, **P.S. Entally**, District- South 24 Parganas, Kolkata- 700014.

Dear Sir,

As per your instructions, I, Srijit Saha Advocate have conducted the Legal Scrutiny of the aforesaid property and investigated the Title of Sri/Madam/Mrs. **1. GILBANE DEVELOPERS PRIVATE LIMITED AND 2. DELPRO ENCLAVE PRIVATE LIMITED** over his/her/their immovable property as mentioned in the Schedule I & II and conducted a detailed investigation of Title since inception and conducted the Search of available records of the Index II till 2024 Sub Registrar's Office & Khasra Trace Record for Last **13 years** from **2010** with Revenue Departments to till date and submit my/our report as under.

SCHEDULE -I (Land Owners Details)

Sr No.	Particulars	Views/Comments/Opinion of the advocate
1.	Name & Address of the Land owner (Present Owner of the Immovable Property):	1. GILBANE DEVELOPERS PRIVATE LIMITED at 11G, Tanti Bagan Road, P.S. Beniapur, P.O - Entally Kolkata-700014, 2. DELPRO ENCLAVE PRIVATE LIMITED at 16, Royd Street, P.S. Park Street, Kolkata-700016.
R	Details & Address of the Mortgagor.	1. GILBANE DEVELOPERS PRIVATE LIMITED at 11G, Tanti Bagan Road, P.S. Beniapur, P.O - Entally Kolkata-700014, 2. DELPRO ENCLAVE PRIVATE LIMITED at 16, Royd Street, P.S. Park Street, Kolkata-700016.
3.	Details of Sub Registrar's Office, where the property is registered with along with details of registration & Area of land registered under Title Document.	Registered Deed of Conveyance dated 20.09.2022 recorded as Book No. I, Vol no. 1604-2022 Pages from 329466 to 329533, Being no. 160411163, for the year 2022 registered before DSR-IV, South 24 Parganas. Land measuring about 12 Cottahs 4 Chittaks and along with structure.

SCHEDULE -II. (Details of Immovable Property & Possession Status thereof)

S. No.	Particulars	Views/Comments/Opinion of the advocate
1.	Plot No./Land Revenue Survey Nos. Kh . No. with its area covered under Title Deed.	Premises no. 2/3B , Dr. Suresh Sarkar Road, Ward no. 054, Vide Assesses No. 110540300082 under Kolkata Municipal Corporation, P.S. Entally, District- Kolkata, Kolkata- 700014.
2.	Detailed address of aforesaid Land/Plot (Village, Patwari Halka No.,	All That piece and parcel of one Land measuring 12 Cottahs 4 Chittaks and along with structure (Cinema Hall)

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4/1, Red Cross Place

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	Kasra No, Block, Municipal Ward No, Tehsil, District, State, Pin code)	named as "Entally Talkies" lying and situated at Premises no. 2/3B, Dr. Suresh Sarkar Road, Ward no. 054, Vide Assesses No. 110540300082 under Kolkata Municipal Corporation, P.S. Entally, District- South 24 Parganas, Kolkata- 700014
3.	Area of land/Building proposed to be mortgaged.	Land measuring - 12 Cottahs 4 Chittaks and along with structure.
4.	Boundaries.	Kolkata Municipal Corporation Land Boundaries: - N - By 2/4A, Dr. Suresh Sarkar Road. S - By 155A, AJC Bose Road, Kol-14. E - By 3/1, Dr. Suresh Sarkar Road. W - By Passage.
5.	Nature/Type of Land/Plot.	Land together with closed cinema hall (Entally Talkies) standing thereon
6.	Nature of Ownership of the Land Owner: a) Free Hold. b) Lease hold. c) Sub Lessee. d) License. e) Undivided share/Interest (with % of share interest) f) Trust Property. g) Title only by possession. h) Any other Type (Please mention the nature thereof)	Free Hold
7.	Who is in possession of the Property? (If possessed by the Mortgagor, state whether the Mortgagor is in unhindered Possession of the Property and if so, the Period for which he is in)	1. Gilbane Developers Private Limited & 2. Delpro Enclave Private Limited are in possession of the property since 2022
8.	If possessed by the Tenant, please specify period of Tenancy & Document to be taken from the Tenant with a view take back possession from Tenant in case of default by the Borrower.	That as per Schedule -B of the Title deed being no. 11163/22, there were 5 tenants' namely Shahbazz Ali Ahmen, Shahnawaz Alam. Firoz Ahmed, Farrokh Shabbir & Ejaz Ahmed. That notarized surrender of tenancy has been provided by each of them by virtue of which they had surrendered their tenancy rights. That I suggest banks empaneled valuer and officials to physically verify the premises and same should be vacant, and I further suggest to obtain a Affidavit cum deceleration cum undertaking cum indemnity from the present owners stating that the entire premises or any part of it is not tenanted
9.	Whether SARFAESI Act is applicable on the property /land?	Yes, SARFAESI Act is applicable over the property, after obtaining registered deceleration from the tenant's regarding surrender of tenancy.

SRIJIT SAHA
Advocate
4/1, Red Cross Place
Kol-01

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Description of Documents Scrutinized & Verified;

I /We have examined & Verified the Documents as mentioned in the Schedule -III attached herewith.

SCHEDULE-(III)

Sl. No.	Date of Document	Name of Document.	Registration Reference No. of Document with date.	Whether Original / Certified / True copy / Photostat...
1.	20.09.2022	Deed of Conveyance	Registered Deed of Conveyance recorded as Book No. I, Vol no. 1604-2022 Pages from. 329466 to 329533, Being no. 160411163, for the year 2022 registered before DSR-IV, South 24 Parganas.	Copy
2.	22.07.2024	Assessment Register	Assessment Register in the name of Gilbane Developer Private Limited, Delpro Enclave Private Limited in respect of Premises no. 2/3B, Dr Suresh Sarkar Road, Assessee no. 110540300082, Ward no. 54, issued by KMC	Obtained Online
3.	22.07.2024	Property Tax	Property Tax Bill in the name of Gilbane Developer Private Limited, Delpro Enclave Private Limited in respect of Premises no. 2/3B, Dr Suresh Sarkar Road, Assessee no. 110540300082, Ward no. 54, issued by KMC	Obtained Online
4.	09.10.2023	Surrender of Tenancy	Surrender of Tenancy executed by Firoz Ahmed in favour of Delpro Enclave private Limited	Copy
5.	03.11.2023	Surrender of Tenancy	Surrender of Tenancy executed by Ejaz Ahmed in favour of Delpro Enclave private Limited	Copy
6.	17.10.2023	Surrender of Tenancy	Surrender of Tenancy executed by Farrokh Shabbir in favour of Delpro Enclave private Limited	Copy
7.	19.09.2023	Surrender of Tenancy	Surrender of Tenancy executed by Shahbaaz Ali Ahmed in favour of Delpro Enclave private Limited	Copy
8.	29.09.2023	Surrender of Tenancy	Surrender of Tenancy executed by Shahnawaz Alam in favour of Delpro Enclave private Limited	Copy
9.	13.07.2001	Probate Order	Probate order dated 13.07.2001 vide PLA case no. 189 of 2001, before High Court at Calcutta	Copy
10.	12.12.1968	Partition Deed	Partition Deed recorded as Book No. 1, Volume No. 187, Pages – 120 – 144, being no. 5780 for the year 1968 registered before Registrar of Assurances Calcutta	Copy
11.	27.05.1987	Order Copy	Order passes in Title Suit no. 82/1983, duly passed by Asst. Dist. Judge 9 th Court at Alipore	Copy
12.	14.08.1969	Partition Deed	Registered Partition Deed recorded as Book No. 1, being no. 3973 for the year 1969 registered before Registrar of Assurances, Calcutta	Copy
13.	28.03.2024	Deed of Deceleration	Deed of deceleration recorded as Book No. 1, Volume No. 1604-2024, pages -104429 – 104444, being no. 03569/2024 registered before DSR-IV Alipore	Original

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1. Brief History of the Property and how the Owner /mortgagor has derived Title (If Possible please provide a flow chart also):

(Brief history of the properties and how the Present owner has derived the Title. Is the chain of Title for the last 13 years complete? If so, please mention the name of the Vendor who was in possession of the land 13 years back and also the names of the subsequent person in narrative form. If original documents corresponding to 13 years is/are not available, then certified copies of documents of Title are to be obtained so as to cover a minimum period of 30 years, (If space is found insufficient, please furnish information in an Additional Sheet)

One Rai Bahadur Shib Charan Nandi was the absolute and sole owner of several properties including the premises No. 2/2, 2/3, and 2/4, South Road, Entally, Kolkata hereinafter referred to as the said properties.

Subsequently Shib Charan Nandi died intestate leaving behind three sons namely Ashutosh Nandy, Sambhunath Nandy and Kashinath Nandy all deceased and one daughter namely Tarak Dassi who died without any issue and accordingly the right, title and interest in respect of the aforesaid properties devolved upon his three sons namely Ashutosh Nandy, Sambhunath Nandy and Kashinath Nandy in equal 1/3rd share each.

Subsequently legal heirs of Sambhunath Nandy namely Baldyanath Nandi, Gopinath Nandi and Biswanath Nandi instituted Suit No. 2090 of 1924 and in the said Suit an Arbitrator namely Sri K.D. Mallick was appointed by High Court of Judicature at Fort William in Bengal.

Subsequently The said learned Arbitrator filed his award on 08.08.1925 and decree was passed as per said award. In the said award Lot "C" i.e. one third share of 2/2, 2/3 and 2/4, South Road, Entally, Kolkata now known as 2/3B, and 2/4B, Dr. Suresh Sarkar Road, Kolkata - 700014 allotted to heirs and legal representatives of Sambhu Nath Nandi namely Baldynath Nandy, Gopinath Nandy and Biswanath Nandy similarly 1/3 share of Premises No. 2/2 2/3 and 2/4, South Road, Entally, Kolkata now known as 2/3B, and 2/4B, Dr. Suresh Sarkar Road, Kolkata -700014 allotted to Becharam Nandi, Sonatan Nandi, Radha Madhab Nandi and Madan Mohan Nandi.

That subsequently Baldyanath Nandi died intestate on 13.06.1943 leaving behind his sole widow Jasoda Rani Dassi.

Subsequently by virtue of a Registered Partition Deed recorded as Book No. 1, being no. 3973 for the year 1969 registered before Registrar of Assurances, Calcutta Gopinath Nandi and Jasoda Rani Dassi wife of Baldyanath Nandi, became the absolute owners of premises no. 2/4B Dr. Suresh Sarkar Road, Kolkata 700 014 (formerly known as South Road, Entally) admeasuring an area of 7 Cottah 10 Square feet. Subsequently Jasoda Rani Dassi died intestate without leaving behind any legal heirs, thereafter Gopinath Nandi also dies intestate leaving behind his six sons Ashoke Kumar Nandi, Bijoy Kumar Nandi, Nirmal Kumar Nandi, Bimal Kumar Nandi, Sanat Kumar Nandi, and Netal Nandi, who jointly inherited the aforesaid property being premises no. 2/4B Dr. Suresh Sarkar Road.

Thereafter upon of death of Nirmal Kumar Nandi his right, title and interest in respect of 1/6th undivided share in respect of 2/4B Dr. Suresh Sarkar Road, Kolkata-700014 devolved upon his wife, Aruna Nandi and son Prasanta Nandi, Upon the death of Bijoy Kumar Nandi on 07.08.2019 his 1/6th undivided share devolved upon his wife Sabita Nandi and daughter Chaitali Dutta nee Nandi and upon the death of Ashoke Kumar Nandi on 02.12.2002 his 1/6th undivided share devolved his wife Arati Nandi and her two daughters Subhra Adhya nee Nandi and Sampa Seal nee Nandi.

Subsequently By virtue of another Partition Deed dated 12.12.1968 recorded as Book No. 1, Volume No. 187, Pages – 120 – 144, being no. 5780 for the year 1968 registered before Registrar of Assurances Calcutta, Sonatan Nandi son of Ashutosh Nandi, became the absolute owner of premises no. 2/3B Dr. Suresh Sarkar Road, Kolkata 700 014

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(formerly known as South Road, Entally) admeasuring an area of about 4 Cottah 14 Chittak 10 Square feet.

Subsequently after demise of Sanatan Nandi on 10.12.2000, the right title and interest in respect of aforesaid property being premises no. 2/3B Dr. Suresh Sarkar Road, Kolkata 700 014 (formerly known as South Road, Entally) admeasuring an area of about 4 Cottah 14 Chittak 10 Square feet devolved upon his four sons namely Amar Nath Nandi, Chandra Nath Nandi, Pashupati Nandi and Somnath Nandi each having 1/4th share.

Subsequently Sanatan Nandi, before his death, executed his last will and testament dated 20.04.1997 by which he gave, devised and bequeathed the aforesaid property in favour of his said four sons and subsequently upon an application filed by the Executor, i.e Somnath Nandi, probate of the said will was granted on 13.07.2001, by the Hon'ble High Court IN PLA No. 189 of 2001.

Subsequently the said properties being premises no. 2/4B, Dr. Suresh Sarkar Road, and 2/3B, Dr. Suresh Sarkar Road, Kolkata have been amalgamated and renumbered as **2/3B, Dr. Suresh Sarkar Road**, Kolkata total admeasures 12 Cottah 4 Chittak.

One Harendra Nath Das was the original lessees by virtue of registered Deed of Lease in 1931 for a period of 21 years in respect of the aforesaid premises at Dr. Suresh Sarkar Road, Kolkata 700014 wherein a cinema hall was constructed known as "Entally Talkies" and after the demise of Harendra Nath Das, Provat Kumar Das and Arun Kumar Das became the lessees.

Subsequently, the lessees formed a company under the name and style of "Intally Talkies Pvt Limited" and the said cinema hall thereafter, came under the management and purview of Intally Talkies Pvt Limited.

Subsequently, after the expiry of lease, a suit being Title Suit No. 31 of 1953 was instituted by the Owners before Ld. 9th Sub Judge Alipore Court for eviction and recovery of Khas possession against the lessees. Thereafter, the said suit was settled by filing Solenama (compromise) whereby the lease was extended for a period of 20 years and thereafter for a further period of 10 years. The stipulated period expired on 31 August 1980.

Subsequently "Intally Talkies Pvt Limited" failed to handover peaceful, vacant possession of the demised property to the then owners namely **1. Sonatan nandi, 2. Ashok Kumar Nandi, 3. Bijoy Kumar Nandi, 4. Nirmal Kumar Nandi, 5. Binal Kumar Nandi, 6. Sanat Kumar Nandi, 7. Nitai Nandy, 8. Gouri Bala Nandi**, subsequently the filed a suit for recovery of possession being Title Suit No. 82 of 1983 before Ld. 9th Sub Judge Alipore Court for eviction and recovery of possession. The said suit was decreed on 27.05.1987 in favour of the Owners for recovery of possession by evicting the "Intally Talkies Pvt Limited" therefrom and the said decree has also been subsequently put into execution.

Subsequently **1. Arati Nandi** wife of Late Ashoke Kumar Nandi **2. Subhra Adhya** wife of Hemanta Kumar Adhya **3. Sampa Seal** wife of Late Jyotilal Seal, **4. Sabita Nandi**, wife of Late Bijoy Kumar Nandi, **5. Chaitali Dutta** alias Chaitali Datta **6. Aruna Nandi** wife Late Nirmal Kumar Nandi **7. Prasanta Nandi** son of Late Nirmal Kumar Nandy **8. Bimal Kumar Nandi** son of Gopinath Nandi **9. Sanat Kumar Nandi** son of Late Gopinath Nandi **10. Netai Nandi** son of Late Gopinath Nandi **11. Amar Nath Nandi** son of Late Sanatan Nandi **12. Chandra Nath Nandi** son of Late Sanatan Nandi **13. Pasupati Nandi** son of Late Sanatan Nandi (AS LAND OWNERS) and **M/s. INTALLY TALKIES PVT. LTD** (As confirming party) jointly sold All That piece and parcel of one Land measuring **12 Cottahs 4 Chittaks** and **along with structure** lying and situated at **Premises no. 2/3B, Dr. Suresh Sarkar Road**, Ward no. 054, under Kolkata Municipal Corporation, **P.S. Entally**, District- South 24 Parganas, Kolkata- 700014 to **1. GILBANE DEVELOPER PRIVATE LIMITED, & 2. DELPRO ENCLAVE PRIVATE**

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LIMITED by virtue of Registered Deed of Conveyance dated 20.09.2022 recorded as Book No. 1, Vol no. 1604-2022 Pages from. 329466 to 329533, Being no. 160411163, for the year 2022 registered before DSR-IV, South 24 Parganas.

Subsequently they mutated their names in the records of KMC **Vide Assesses No. 110540300082.**

That as per Schedule -B of the Title deed being no. 11163/22, there are 5 tenant's namely Shahbazz Ali Ahmen, Shahnawaz Alam, Firoz Ahmed, Farrokh Shabbir & Ejaz Ahmed.

That notarized surrender of tenancy affidavit has been executed by each of them by virtue of which they had surrendered their tenancy rights.

That Deed of deceleration recorded as Book No. 1, Volume No. 1604-2024, pages -104429 – 104444, being no. 03569/2024 registered before DSR-IV Alipore, executed by the owners regarding rectification in land boundary.

2) Details of Searches and Investigation and findings: -

After scrutiny of the documents as mentioned in the Schedule -III and searches of various records, viz., Revenue records and records available in the Concern Sub Registrar's Office, findings are given below

S. No.	Particulars	Views/Comments/Opinion of the advocate
1	How the present Land Owner acquired Title over the Property? Whether by purchase /Gift /Partition /Release /Will / Inheritance /Allotment etc.	The present owners became owners by virtue of sale deed
1.1	If the property has been transferred by way of Gift/Settlement Deed, whether: - The Gift/Settlement Deed is duly stamped and registered;	Not transferred by way of Gift/Settlement Deed
1.2.	The Gift-Settlement Deed has been attested by two witnesses;	Not Applicable
1.3	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
1.4.	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
1.5.	Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
1.6.	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
1.7.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
1.8.	What is nature of Title of the Present Owner i.e. Tenancy Right, full ownership, occupancy right, possessory right, minor's right or any other type of right clarify.	Full ownership
2.	If property Lease Hold, then Tenure /un-expired period of Lease.	Free hold property, so not applicable
2.1	Name of the Lessor & Lessee;	Not applicable
2.2	Whether Lease deed is registered lease deed, as required under State law/law ?	Not applicable
2.3	Whether Terms and Conditions given in Lease deed complied with & Lease is valid and subsisting?	Not applicable
2.4	Whether permission is /has been obtained by the Lessee for mortgage? (Please mentioned details of permission) Whether the same is	Not applicable

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	required as per Lease? Effects of Not obtaining?	
2.5	Any other detrimental Clause in the Lease Deed?	Not applicable
2.6	Whether Bank can Enforce the Mortgage against the mortgaged property/Lease hold mortgaged property in case of default?	Not applicable
3.	If Owner is Company, Partnership firm, Trust, Temple, Wakf or other Legal Person, how title is affected by its Memorandum and Articles of Association Partnership Deed or Rules of bye laws and what are the precautions to be taken under Rules or bye Laws?	Owners are Pvt. Ltd. company, as per its Memorandum and Articles of Association
3.1.	Whether any resolution for creation of mortgage is necessary? If so, whether taken, give details.	Resolution for creation of mortgage is necessary
3.2.	Details of ROC Search with respect to Charge on Company's land.	ROC Search not done by me.
4.	In case Ownership devolve through Partition Deed, I. Whether the same is registered under the Law for time being in force and Original thereof is available for deposit? II. In case Original is not available and the Partition deed is made in more than one copy at the time of Registration duly signed by all executants, whether a) To get an affidavit/declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor. b) The shareholder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share.	Ownership of the previous land owners devolved through partition deeds. I. Yes registered, but original is not available.
5.	If property to be mortgaged is a Flat/Apartment, in residential or commercial complex, how far, independent title is ensured and how the enjoyment of common areas and facilities are ensured to the Flat Owner (Mortgagor)? • What are the documents available for creating mortgage? • What are the documents/records to be taken from Builders/Owners/their bankers?	Property is a Land with Structure a. Yes available b. List of documents to be obtained for creating valid mortgage mentioned in last part of my report.
6.	In case of Inherited property, whether the Family genealogy ascertained and flow of Title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the Parties. The genealogy must be sworn to by means of an affidavit by the Party/Parties.	Yes, Inherited property, Family Genealogy ascertained, but Affidavit not sworn by the parties.

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7.	Whether Property belongs to HUF? If yes, then whether major co-parceners have no objections/join in execution, minor's share if any, Rights of female members etc., & effect thereof on the mortgage.	Dose Not belongs to HUF
8.	In case of devolution of property by a Will, whether the Will has been probated or Letters of Administration is obtained?	Yes, Will has been probated vide PLA Case No. 189/2001, vide order dated 13.07.2001, in the High Court at Calcutta
9.	In case of Purchase through Sale deed: - Whether the Seller is /was competent to sell?	Yes, Seller was competent to sell
9.1.	How the Seller acquired the Property?	By virtue of Purchase
9.2.	Whether all the previous deeds & link documents till in the name of Present landowner is available? if not available then what is the effect and what is required to be done to make the title perfect?	Yes available
9.3.	Whether Seller has transferred clear, legal, marketable & free from all encumbrances "title in favour of Present Land Owner?	Yes, Seller has transferred clear, legal, marketable & free from all encumbrances "title in favor of Present Land Owner (Subject to tenancy, subsequently the tenant's has surrendered their rights vide affidavit)
10.	In case of Transferor is POA Holder. <ul style="list-style-type: none">• Whether the validity & genuineness of the POA and extent of Powers verified.• Whether the POA is properly executed /stamped/authenticated/ Enforceable as per the Law of the Place.• Whether, it authorizes the Agent to deposit the Title deeds for creation of mortgage over the properties of the Principal for the loan to be given to the prospective borrower.• Whether Power of Attorney empowers the PA holder to borrow on behalf of the Principal.	Not applicable
11.	If the property is acquired from Govt./Local Authorities, whether the conveyance deeds are verified with Government records as to its genuineness and whether executed by Competent Authority?	Not acquired from Government
12.	Whether minor's interest is involved in the property? if yes Precautions/Permission to be taken to make mortgage perfect/Date of Court permission for mortgage, if permission is already taken (Please provide certified copy of the order also)	Minor's interest not involved
13.	Whether search is made in the registers and the records maintained in the office of Collector and /or revenue authorities/Municipal corporation /Town and Planning Department and the Civil Court (Whichever is applicable) to ensure <ul style="list-style-type: none">a) necessary consent of Civic Body or authority to transfer the property was obtainedb) No litigation in respect of the property to be mortgaged is pending before any Forum.	Search made before ARA, Kolkata vide receipt no. 45535 dated 22.07.2024 and DSR & ADSR vide receipt no. 18642 dated 23.07.2024 (13 years) a. Not Required. b. No Litigation pending as per court search caused vide receipt Nos. 1454,

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	<p>c) Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g. Any material document is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as Surety.</p> <p>d) Whether any Revenue Authority attachment /Statutory dues attachment /Court attachment is reflected.</p> <p>e) Whether Certified copy of the Title deeds and Parent document tracking back to at least last 13 years from the Title document are obtained from the Sub Registrar's Office by the Panel Advocate and compared with the Original one submitted by the borrower for the LSR for its correctness?</p> <p>f) Whether "No objection certificate "and other documents issued by builders or other organizations Department /Institutions are carefully examined for their genuineness?</p>	<p>1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, all dated 23.07.2024 before Civil Judge Sr. Dvsn at Sealdah.</p> <p>c. Yes.</p> <p>d. No.</p> <p>e. Certified copy of Deed No. 11163/2022 obtained.</p> <p>f. Not Applicable.</p>
14.	Period upto which you have verified all the current & previous deeds, chain documents, revenue records, Khasra, Nakal /Khatoni & Rin-Pushika (at least for the 13 years in case of all original title chain is available or 30 years in case of any previous owners? Whether same is found correct and title from person to person have been legally transferred till present owners?	Record checked for period of 13 years from 2010-2024
15.	Whether you have verified the contents of the Title -deeds? whether any defect is found in the same?	Verified the contents of title deed and found correct
15.1.	Whether the chain of title deeds is original, complete and genuine?	Yes.
15.2	Whether title deed contains any restrictive clause in respect of the free transfer.	No.
	In case of property purchased by mortgagor is portion of larger extent of property, whether availability of original parent documents confirmed.	
15.3	Whether property is demarcated and site plane available, can it be identified from the Schedule of the Title Documents.	Property is demarcated but site plan not available
16.	Whether any acquisition proceedings are in progress in the area or proposed to initiate Whether the same will affect the mortgage or	Can't say.

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	transfer of title of units in favour of prospective buyers.	
17.	Whether property is mutated in the name of present Land owners /Transferor & if yeas, where?	Property is muted in the name of 1. GILBANE DEVELOPERS PRIVATE LIMITED & 2. DELPRO ENCLAVE PRIVATE LIMITED in the records of KMC vide Assessee no. 110540300082
17.1.	With revenue authority/Municipal Corporation /DA/MPHB/Nazul (Mention the name of the Document by which it is ascertain)	Yes, Kolkata Municipal Corporation.
17.2	If non-mutated, effect of non-mutation.	Not Applicable
18.	Have the provisions of the Indian Registration Act and the Indian Stamps Act been complied with in the transactions?	Yes.
19.	Whether Ownership in the name of present land owner is legal, clear, marketable and free from all encumbrances?	Yes, Ownership in the name of present landowner is legal, clear, marketable and free from all encumbrances. (Affidavit obtained the tenants regarding their "surrender of tenancy") kindly verify the signature of the tenants from the affidavit with their PAN card.
20.	Whether upto date Diversion Rent/Tax, property Tax, lease rent and other government Taxes are paid? If paid, whether upto date tax receipt have been verified?	Municipal Tax paid till period 2023-24
21.	If the property is a superstructure like buildings house, flat factory shed etc. a) whether it is located /proposed to be located in an approved Layout? b) Whether the building is constructed/Proposed to be constructed as per the Plan approved by the Competent authorities (Corporation, Municipal Council, cantonment Board etc.) c) Whether the Plan is approved subject to any condition if so what are the conditions and whether the conditions have been complied with? d) Whether superstructure is assessed to Tax (In case of ready built superstructure) ? e) Whether clearance/License /Permit has to be obtained from Authorities constituted under Special Acts like Environment Protection Act 1986. The Air Crafts Act 1934 etc., and if so whether the same has been obtained. (If any conditions are stipulated while giving clearance/license /Permit the same has to be mentioned in the report. The report should also mention whether the condition has been complied)	Subject property is a closed Cinema Hall a) Building plan not provided. b) Building plan not provided. c) Not Applicable. d) Property is assessed to Tax. e) Not required.
22.	Whether provisions of Urban Land Ceiling Act applicable/ULC clearance /Permission obtained (Please mention NO & date of permission) or any restriction in transfer of title by the present Landowner?	Not Applicable

SRIJIT SAHA
Advocate
4/1, Red Cross Place
Kolkata

SRIJIT SAHA

ADVOCATE

Chamber – "SARAF HOUSE" Ground Floor, Room No 28,

4/1, Red Cross Place, Kolkata – 700001

E-Mail – srijit.advocate@gmail.com, Mob :- +91- 8336071726

23.	Income Tax clearance certificate, if required to be obtained or not required to be obtained in the present case, please specify.	Can't Say.
24.	Whether all the legal requirements/permission, under various act/laws viz. local laws, Municipal laws, Colonization Act, Town & Country Planning Act, Apartment ownership Act, land laws, Laws applicable for development of land & Construction of building, Building Regulations, Development Control Regulations, Co-Operative Societies Act etc, in order to develop the project land and or project have been completed and complied?	NA
25.	Whether RERD Act, 2016 (Real Estate Regulation & Development) is Applicable? a) If so, Whether Registration was done by Developer/ Promoter as per RERD b) Whether dedicated / Escrow account was opened by Developer/Promoter as per RERD Act 2016? c) Whether all the applicable provisions were complied with?	RERD Act, 2016 (Real Estate Regulation & Development) is Not Applicable
26.	Investigation in regard to Agricultural Land: • Whether the land is under self-cultivation. • If and is owned in different Khatas or is under joint share, give specific share in each khata. • Whether land is mutated in the name of land owner • If consolidation of holdings/acquisition proceedings etc. is in progress in the area whether transfer of land is possible under state enactments. • Whether any prior charge/hidden charge/revenue charge exists against the land, non-encumbrance should be of 13 years preceding the date of the NEC report.	Not Applicable.
27.	If agricultural land is being offered for mortgage • Whether permission for conversion of lands from agricultural use to residential/commercial use is obtained as per local state law (specify date of order/permission and provide a copy thereof) • Whether taking for non-agricultural purposes is possible. • Whether there is any hindrance in applicability of SARFAESI Act of the property.	Not Applicable.
28.	Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No Litigation pending as per court search caused vide receipt Nos. 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, all dated 23.07.2024 before Civil Judge Sr. Dvsn at

SRIJIT SAHA

ADVOCATE

Chamber – "SARAF HOUSE" Ground Floor, Room No 28,

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		Sealdah.
29.	Whether certified copy of title documents obtained and compared with the original title deeds a) If no, the reasons thereof b) If yes, whether any discrepancy observed	No discrepancy observed.

(A) CONCLUSION & OPINION:

Accordingly, chain of title is complete and legally passed from person to person and accordingly thereby **1. GILBANE DEVELOPERS PRIVATE LIMITED & 2. DELPRO ENCLAVE PRIVATE LIMITED** derived legal, valid marketable title over the said land land/Plot/Flat and he is able to create equitable mortgage of the said Land/Plot in favour of Bank by deposit of Original Registered Sale-deed of the aforesaid property. With respect to your queries, I Opine as under:

Sl. No	Queries	Opinion of Creation of Mortgage
1.	Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The person (s) who shall deposit the title deeds with the bank may be stated.	Property to be registered mortgaged after obtaining the following documents:- 1. Original Registered Deed of Conveyance dated 20.09.2022 recorded as Book No. 1, Vol no. 1604-2022 Pages from. 329466 to 329533, Being no. 160411163, for the year 2022 registered before DSR-IV, South 24 Parganas. 2. Original Assessment Register in the name of Gilbane Developer Private Limited, Delpro Enclave Private Limited in respect of Premises no. 2/3B, Dr Suresh Sarkar Road, Assessee no. 110540300082, Ward no. 54, issued by KMC 3. Original Mutation Certificate in the name of Gilbane Developer Private Limited, Delpro Enclave Private Limited in respect of Premises no. 2/3B, Dr Suresh Sarkar Road, Assessee no. 110540300082, Ward no. 54, issued by KMC 4. Original Property Tax Bill in the name of Gilbane Developer Private Limited, Delpro Enclave Private Limited in respect of Premises no. 2/3B, Dr Suresh Sarkar Road, Assessee no. 110540300082, Ward no. 54, issued by KMC 5. Original Surrender of Tenancy Affidavit executed by Firoz Ahmed in favour of Delpro Enclave private Limited 6. Original Surrender of Tenancy executed by Ejaz Ahmed in favour of Delpro Enclave private Limited

SRIJIT SAHA

ADVOCATE

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4/1, Red Cross Place, Kolkata – 700001

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		<p>7. Original Surrender of Tenancy executed by Farrokh Shabbir in favour of Delpro Enclave private Limited</p> <p>8. Original Surrender of Tenancy executed by Shahbaaz Ali Ahmed in favour of Delpro Enclave private Limited</p> <p>9. Original Surrender of Tenancy executed by Shahnawaz Alam in favour of Delpro Enclave private Limited</p> <p>10. Copy of Probate order dated 13.07.2001 vide PLA case no. 189 of 2001, before High Court at Calcutta</p> <p>11. Copy of Partition Deed dated 12.12.1968 recorded as Book No. 1, Volume No. 187, Pages – 120 – 144, being no. 5780 for the year 1968 registered before Registrar of Assurances Calcutta</p> <p>12. Copy of Order dated 27.05.1987 passes in Title Suit no. 82/1983, duly passed by Asst. Dist. Judge 9th Court at Alipore</p> <p>13. Copy of Registered Partition Deed recorded as Book No. 1, being no. 3973 for the year 1969 registered before Registrar of Assurances, Calcutta</p> <p>14. Original Registered Deed of deceleration recorded as Book No. 1, Volume No. 1604-2024, pages -104429 – 104444, being no. 03569/2024 registered before DSR-IV Alipore.</p> <p>15. Affidavit from the present owners stating that the subject property or any part of it is not tenanted and no litigation is pending in respect of the said property before any court of law, and the same is free from all sort of encumbrance.</p>
2.	If the equitable mortgage by deposit of title deeds is not possible, can there be simple (registered) mortgage. If so, list out the documents to be held with the bank in addition to the registered mortgage deed.	Property to be registered mortgaged after deposit of the documents mentioned in point on. 1 above
3.	Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural/other properties in favour of Commercial Banks as in some states like U.P. Karnataka etc.	Property to be registered mortgaged after obtaining the aforesaid documents and site plan of the property to be enclosed with the same.

SRIJIT SAHA
Advocate
4/1, Red Cross Place
Kolkata

SRIJIT SAHA

ADVOCATE

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CERTIFICATE OF TITLE

1. I, Srijit Saha advocate certify that Sri/Smt./Mis **1. GILBANE DEVELOPERS PRIVATE LIMITED & 2. DELPRO ENCLAVE PRIVATE LIMITED** represented by **Saif Zia son of Mohammed Ziauddin** has/have a valid clear, absolute, good, perfect and marketable title to the property/ies shown above and the title deeds to the property concerned being original and not duplicate or fake.
2. That the title document mentioned in the chain of title were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of the said present owners.
3. I hereby certify that actual search was conducted on the date as mentioned herein the report with respect to the land/revenue records and I do not find anything adverse which prevent the title holders from creating a valid mortgage.
4. This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers, Xerox copy of which is returned back duly authenticated.

Details of enclosure of report:

Search receipt- ARA, Kolkata vide receipt no. 45535 dated 22.07.2024 and DSR & ADSR vide receipt no. 18642 dated 23.07.2024

Court Search- court search caused vide receipt Nos. 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, all dated 23.07.2024 before Civil Judge Sr. Dvsn. at Sealdah.

*****Kindly note that Banks empaneled valuer should verify that the entire land is bounded from all sides with proper entrance from road, and should also verify there are no tenants in the said property.**

Signature of the Advocate who has scrutinized
The title deeds/documents

Name of the Advocate: Srijit Saha
Place: Kolkata
Date: 23.07.2024

E-Mail – srijit.advocate@gmail.com, Mob :- +91- 8336071726

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SRIJIT SAHA

ADVOCATE

Chamber – "SARAF HOUSE" Ground Floor, Room No 28,
4/1, Red Cross Place, Kolkata – 700001

E-Mail – srijit.advocate@gmail.com, Mob :- +91- 8336071726

MUTATION STATUS

Search Mutation Status

Assessment No.
Case No.

Search Results

Assessment No.	Case No.	Assessment Name	Status	Assessment Date
101400000	101400000	101400000	Approved	101400000

Mutation Details

Assessment No. 101400000
Case No. 101400000
Mutation No. 101400000

PROPERTY TAX BILL

Property Tax Bill

Assessment No.
Case No.
Assessment Name
Status
Assessment Date

Property Tax Bill Details

Assessment No. 101400000
Case No. 101400000
Property Tax Bill No. 101400000

Assessment No.	Case No.	Assessment Name	Status	Assessment Date
101400000	101400000	101400000	Approved	101400000

ADVOCATE

4/1, Red Cross Place, Kolkata - 700001

E-Mail - srijit.advocate@gmail.com, Mob :- +91- 8336071726

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SRIJIT SAHA

ADVOCATE

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E-Mail – srijit.advocate@gmail.com, Mob :- +91- 8336071726

whregulation.gov.in/Go2search/ViewPropertyDetails/indexSearch/Query/Details/Property

Chandrab Datta Wife of Late Sarat Kumar Datta	City: HOOGHLY District: Hooghly, PS: Chandra, Pin: 712146, State: West Bengal, Country: India	Status: Seller
Aruna Nandi Wife of Late Nirmal Kumar Nandi	District: North 24 Parganas, PS: Bhatnagar, Pin: 700097, State: West Bengal, Country: India	Status: Seller
Prasanta Nandi Son of Late Nirmal Kumar Nandi	District: North 24 Parganas, PS: Bhatnagar, Pin: 700097, State: West Bengal, Country: India	Status: Seller
Bimal Kumar Nandi Son of Late Gopinath Nandi	City: KOLKATA, District: Kolkata, PS: Poda, Pin: 700007, State: West Bengal, Country: India	Status: Seller
Sarat Kumar Nandi Son of Late Gopinath Nandi	City: KOLKATA, District: Kolkata, PS: Poda, Pin: 700007, State: West Bengal, Country: India	Status: Seller

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Updated Date:

Property Location	Property Type & Transaction	Plot & Khata No and Zone	Area of Property
District: South 24 Parganas PS: Estay Municipality KOLKATA MUNICIPAL CORPORATION/Plot No: 3158 Road Or: Gendri Bazar Road, Ward: 64, Zone (Plot No: 3158) - (Ward: 64 & 55)	Property Type: Land Transaction: 3151 (Sale, Sale) Location:		Area of Land: 37.2121 Sqm (1) Katha: 4 (1462) Area of Structure: 2575 Sqm

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THE KOLKATA MUNICIPAL CORPORATION

MUNICIPAL ASSESSMENT BOOK (Portal Copy)

LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Block No.	Ward No.	Street No.	Plot No.	Plot Name	Heritage	Zone	Assessor No.	Rate No.
8	094	03	238	DR SURESH SARKAR ROAD	NO	NO	110940300082	0000

No. of Stories	Nature of Use	Plot Area (Sq.Mt.)	Coverage (Sq.Ft.)	Floor Area (Sq.Mt.)	Land Area	Area	Section	%	Residential	Non-Res.	Classified Ownership	Operative GR Quarter	Operative OR Quarter	Operative SR Quarter
2	CA, JA		14112		12.00	12.00	04.00	00				1/2023		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A. issued, including correction (2)
Owner: GILBANE DEVELOPER PRIVATE LIMITED, DELPRO ENCLAVE PRIVATE LIMITED, Address: 238 DR SURESH SARKAR ROAD KOLKATA-14	

Annual Valuation (1)	Area, sq. ft. (4)	% of Consolidated Rate (1)	Date of Alteration of Annual Valuation Column (3)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (6)	Amount of Rebate if any, as 1/1 (5) (25% of Consolidated Rate (6))	Amount After Allowing Rebate (Col. 6 minus Col. 5) (10)
141710		40	17/08/1996	1996-01-01 00:00:00.0	14171	0	14171
346230		40	17/08/1996	1996-01-01 00:00:00.0	34623	0	34623
398160		40	06/12/2006	2002-01-01 00:00:00.0	39816	0	39816
600060		40	02/05/2023	2017-01-01 00:00:00.0	60006	0	60006
1541530		20	02/05/2023	2017-04-01 00:00:00.0	76978	0	76978
1007600		20	02/05/2023	2023-04-01 00:00:00.0	51640	0	51640

Quarterly House Bridge Tax at visible of the AV (11)	Proportional AV where applicable (12)	Proportional Quarterly Rate (13)	% of Surcharge (14)	Amount of Surcharge (15)	Gross Amount Payable per Quarter Column 8 or 12, 11 and 15, if any, rounded off to the nearest rupee (16)	Amount of General Rebate 50% w.e. 21/02/17 (17)	Net Amount Payable per Quarter rounded off to the nearest rupee (18)	Initial of Assessing Clerk/Head Assistant (19)	Initial of Authorizing Officer as 19/1/1 (20)	Order of issuing of Form or Supplementary Bills as per Advertisements (21)	Remarks (22)
177.14			50	7085.5	21434	10717	20762				ARV
432.79			50	17311.5	52968	26484	46480				ARV
497.7			50	19908	60222	30111	57211				ARV
750.06			50	30002.5	90758	45379	86220				ARV
1526.28			0	0	76978	38489	75029.1				UAA
1258.5			0	0	51640	2582	49058				NA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by AMC, as applicable.



Unpaid Property Tax Bill for 2024-2025

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 22/07/2024

MAILING ADDRESS AND ASSESSEE INFORMATION

2/3B, DR SURESH SARKAR ROAD
KOLKATA-14

ASSESSEE NO : 110540300082
PREMISES NO :2/3B
STREET NAME: DR SURESH SARKAR ROAD

OWNER INFORMATION

OWNER: GILBANE DEVELOPER PRIVATE LIMITED:
DELPRO ENCLAVE PRIVATE LIMITED

QUARTER	REBATE DATE	PAYABLE AMOUNT	REBATE AMOUNT	NET AMOUNT
1/2024-2025	13/05/2024	51640	0.0	59366
2/2024-2025	02/08/2024	51640	2582.00	49058
3/2024-2025	18/11/2024	51640	2582.00	49058
4/2024-2025	05/02/2025	51640	2582.00	49058

Total PD (2024-2025) Outstanding amount as on 22/07/2024 Rs 206560.0



OUTSTANDING DUES AS ON 31-03-2024:

PRINCIPAL (Rs)	PENALTY (Rs)	INTEREST (Rs)	SUSPENSE (Rs)
NIL	NIL	NIL	5298

This document being an e-Property Tax Bill does not require any signature