

2017113266746563

SUPRIYO BASU
Advocate

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SCB/Magpet Polymers-SME-SC

Place: Kolkata

To,
M/s. Standard Chartered Bank (S.M.E.)
19, N. S. Road
Kolkata-700 001

Received on : 08-11-2017
Query sent : 11-11-2017
Replied on : Nil
Opinion on : 28-11-2017

Category: Cash Credit

Sub: Loan Application of M/s. Magpet Polymers Pvt. Ltd. (Applicant)-Legal verification of documents relating to ALL THAT plot of land measuring about 38 Sataks out of 90 Sataks forming part of R.S. Dag no.300 corresponding to L.R. Dag no. 354 under L.R Khatian no.17, J.L. no. 51 in Mouza Aima under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

ALL THAT plot of land measuring about 68 decimals forming part of R.S. Plot nos.324, 303 & 302 corresponding to L.R. Plot nos. 356, 357 & 358 under L.R Khatian no.116, J.L. no. 51 in Mouza Ayma under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

ALL THAT plot of land measuring about 27 decimals forming part of R.S. Plot nos.381 corresponding to L.R. Plot no. 447 under L.R Khatian no.719, J.L. no. 35 in Mouza Samsara under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

Dear Sir,

1. Name of the Borrowers : M/s. Magpet Polymers Pvt. Ltd.

2. Address of the Property :

First Plot : ALL THAT plot of land measuring about 38 Sataks out of 90 Sataks forming part of R.S. Dag no.300 corresponding to L.R. Dag no. 354 under L.R Khatian no.17, J.L. no. 51 in Mouza Aima under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

Second Plot : ALL THAT plot of land measuring about 68 decimals forming part of R.S. Plot nos.324, 303 & 302 corresponding to L.R. Plot nos. 356, 357 & 358 under L.R Khatian no.116, J.L. no. 51 in Mouza Ayma under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

Third Plot : ALL THAT plot of land measuring about 27 decimals forming part of R.S. Plot nos.381 corresponding to L.R. Plot no. 447 under L.R Khatian no.719, J.L. no. 35 in Mouza Samsara under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

3. Name of the Owner : M/s. Magpet Polymers Pvt. Ltd.

4. Nature / Status of the Property : Freehold

5. List of Documents examined :

a) Photocopy of registered deed of Conveyance dated 22-09-2004 between Sri Deb Prasad Chattopadhyay (Vendor) and Sri Jahar Chandra Malik (Purchaser). The said deed was registered in the office of the DSR Chinsurah, Hooghly and recorded in its book no. 1. volume no. 85, pages 235 to 240 as being no. 4395 for the year 2004.-Annexure-A



- b) Photocopy of registered Deed of Conveyance dated 17-05-2016 between Sri Kanai Chandra Khamaru (Vendor) and M/s. Magpet Polymers Pvt. Ltd. represented by its Director Sri Sanket Baid (Purchaser). The said deed was registered in the office of DSR - I Hooghly and recorded in its book no.1, volume no.0601-2016, pages 81456 to 81474, as being no.060105073 for the year 2016-Annexure-B
- c) Photocopy of registered Deed of Conveyance dated 31-07-2017 between Sri Ujjal Kumar Pan, Sri Utpal Kumar Pan, Smt. Monorama Pan, Smt. Kalpana Pal and Smt. Archana Sarkar (Vendors) and M/s. Magpet Polymers Pvt. Ltd. represented by its Director Sri Sanket Baid (Purchaser). The said deed was registered in the office of DSR - I Hooghly and recorded in its book no.1, as being no.7050 for the year 2017 [no back page]-Annexure-C
- d) Photocopy of registered Deed of Conveyance dated 31-07-2017 between Sri Jahar Chandra Malik (Vendor) and M/s. Magpet Polymers Pvt. Ltd. represented by its Director Sri Sanket Baid (Purchaser). The said deed was registered in the office of DSR - I Hooghly and recorded in its book no.1, volume no.0601-2017, pages 103806 to 103828, as being no.060107978 for the year 2017-Annexure-D
- e) Photocopy of 2 nos. of Khazna no.N-5237842 & N-5231061 dated 31-07-2017 & 19-06-2017 in the name of M/s. Magpet Polymers Pvt. Ltd. from the office of B.L. & L.R.O.-Annexure-E
- f) Photocopy of 3 nos. of Conversion certificate from Sali to Factory with respect to L.R. Dag no. 354 in the name of M/s. Magpet Polymers Pvt. Ltd. from B.L. & L.R.O.-Annexure-F
- g) Photocopy of Porcha with respect to Dag nos. 116 (Sali) and 719 (Sali) in the name of Raghunath Paul and Jahar Chandra Malik from B.L. & L.R.O.-Annexure-G
- h) Photocopy of information slip (Dag er Tathya) in the name of Raghu Nath Paul from B.L. & L.R.O.-Annexure-H
- i) Photocopy of Dager Tathya dated 06-09-2016 respect to Dag nos. 148(Sali), 17(Sali) and 247(Sali) in the name of Sri. Sanat Kumar Pan & others from B.L.&L.R.O.-Annexure-I
- j) Photocopy of 2 nos. of Khatian & Plot information dated 19-08-2017 respect to Dag nos. 349(Sali), 356(Sali), 357(Sali), 358(Sali), 376(Sali), 395(Sali), 396(Sali) and 447(Sali) from B.L.&L.R.O.-Annexure-J
- k) Photocopy of Application for conversion with respect to L.R. Dag nos. 356, 357 and 447 for conversion from 'Sali' to 'Factory' along with money receipt for conversion - Annexure-K

6. Opinion

A. First Plot

1. At all material times one Sri Kanai Chandra Khamaru was the recorded owner of ALL THAT plot of land measuring about 38 Sataks out of 90 Sataks forming part of R.S. Dag no.300 corresponding to L.R. Dag no. 354 under L.R Khatian no.17, J.L. no. 51 in Mouza Aima under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat (hereinafter referred to as the 'Said First Plot')
2. Thereafter by and through a registered Deed of Conveyance dated 17-05-2016 said Sri Kanai Chandra Khamaru for the consideration therein mentioned, sold, transferred, conveyed and assigned the said first plot in favour of M/s. Magpet Polymers Pvt. Ltd. represented by its Director Sri Sanket Baid. The said deed was registered in the office of DSR - I Hooghly and recorded in its book no.1, volume no.0601-2016, pages 81456 to 81474, as being no.060105073 for the year 2016

B. Second Plot

3. At all material times one Sri Raghunath Pan was the recorded owner of ALL THAT plot of land measuring about 68 decimals forming part of R.S. Plot nos.324, 303 & 302 corresponding to L.R. Plot nos. 356, 357 & 358 under L.R Khatian no.116, J.L. no. 51 in Mouza Ayma under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat (hereinafter referred to as the 'Said Second Plot')

4. Thereafter said Sri Raghunath Pan died intestate leaving behind his legal heirs namely, Sri Ujjal Kumar Pan, Sri Utpal Kumar Pan, Smt. Monorama Pan, Smt. Kalpana Pal and Smt. Archana Sarkar who jointly inherited the said second plot each having undivided 1/5th share therein.
5. By and through a registered Deed of Conveyance dated 31-07-2017 said Sri Ujjal Kumar Pan, Sri Utpal Kumar Pan, Smt. Monorama Pan, Smt. Kalpana Pal and Smt. Archana Sarkar for the consideration therein mentioned, sold, transferred, conveyed and assigned the said second plot in favour of M/s. Magpet Polymers Pvt. Ltd. represented by its Director Sri Sanket Baid. The said deed was registered in the office of DSR - I Hooghly and recorded in its book no.1, as being no.7050 for the year 2017.

A. Third Plot

6. By and through a registered deed of Conveyance dated 22-09-2004 one Sri Deb Prasad Chattopadhyay for the consideration therein mentioned, sold, transferred, conveyed and assigned ALL THAT plot of land measuring about 27 decimals forming part of R.S. Plot nos.381 corresponding to L.R. Plot no. 447 under L.R Khatian no.719, J.L. no. 35 in Mouza Samsara under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat (hereinafter referred to as the 'Said Third Plot') in favour of Sri Jahar Chandra Malik. The said deed was registered in the office of the DSR Chinsurah, Hooghly and recorded in its book no. 1, volume no. 85, pages 235 to 240 as being no. 4395 for the year 2004.
7. By and through a registered Deed of Conveyance dated 31-07-2017 said Sri Jahar Chandra Malik for the consideration therein mentioned, sold, transferred, conveyed and assigned the said third plot in favour of M/s. Magpet Polymers Pvt. Ltd. represented by its Director Sri Sanket Baid. The said deed was registered in the office of DSR - I Hooghly and recorded in its book no.1, volume no.0601-2017, pages 103806 to 103828, as being no.060107978 for the year 2017.
8. By dint of the aforesaid purchase said M/s. Magpet Polymers Pvt. Ltd became the absolute owner of the said first, second and third plots

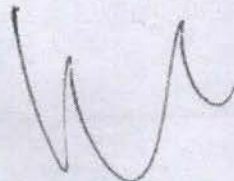
Observation:

1. The chain of title of the property has been traced back for the last 13 years.
2. I have given my opinion on perusal of the copies of the documents and the representations made therein and the originals were not examined.
- B. The subject property is situated in panchayet area and classified as 'Sali' with respect to L.R. Dag no. 354, 356, 357 & 358 and 447 but the applicant has submitted copy of conversion certificate only with respect to dag no. 354 of land measuring about 38 sataks and copies of Application for Conversion along with money receipt with respect to the remaining portion of land measuring about 68 sataks and 27 sataks forming part of L.R. Dag nos. 356, 357 and 447 and I am giving this opinion relying upon the same.
3. No copy of ROC search report in the name of M/s. Magpet Polymers Pvt. Ltd has been submitted to me

Encumbrances

Searches were caused through one Sri. T. Majumdar, a regular searcher in the Index II in the offices of DSR Hooghly for the year 2003 to 2008 and ADSR Chinsurah from the year 2003 to 2006 & RA Kolkata for the year 2003 to 2008 (as per available record) and no adverse entries were reported. The fee deposit receipts bearing nos. 0601015701, 060105706 & Y 008697 are enclosed in original.

We have caused further searches in accordance with the information available now in the official website of West Bengal Registry Office i.e wbregistration.gov.in in the offices of DSR Hooghly from the year 2008 to 2017, ADSR Chinsurah from the year 2007 to 2017 and ARA Kolkata from the year 2003 to 2017. We found no adverse entries and we have relied upon such information as available in the aforesaid website. Three copies of relevant Net Search Report are enclosed herewith.



I have perused the documents forwarded to me. The Borrowers/owner have a clear and marketable title in the subject property and can create an equitable mortgage in favour of the bank on deposit of documents of title with the Bank in the manner required by law subject to the observations and satisfactory compliance of the requirements cited above

7. Documents required

I. Prior to disbursement of loan:

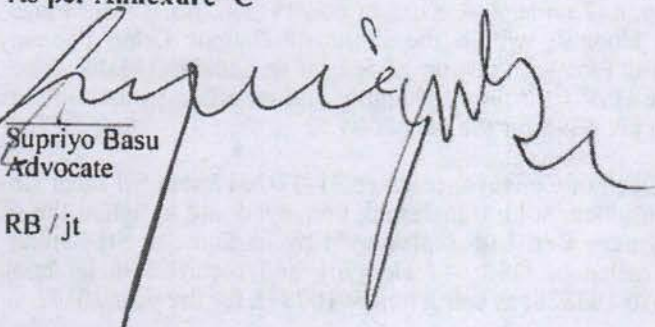
As per Annexure 'A'

II. At the time of Delivery of Pay Order(s) / Demand Draft (s) to the Seller/s / Borrower/s.

As per Annexure 'B'

III. Post Disbursement.

As per Annexure 'C'


Supriyo Basu
Advocate

RB / jt

Annexure 'A'**Prior to disbursement of loan****Critical documents – documents, which are “Must have” for creation of equitable mortgage**

1. Check all original documents and obtain attestation as ‘true copies’ on all the copies of documents submitted by the applicant
2. Obtain Title Deeds being nos. 060105073 for the year 2016, 7050 and 060107978 for the year 2017 all in original (not certified copies)
3. Obtain Prior Deed no. 4395 for the year 2004 in original (not certified copy)
4. Obtain copy of conversion certificate with respect to remaining portion of land measuring about 68 satakas and 27 sataks forming part of L.R. Dag nos. 356, 357 and 447 / ICD for conversion in original
5. Obtain ROC search report in the name of M/s. Magpet Polymers Pvt. Ltd in original
6. Obtain MOA & AOA of M/s. Magpet Polymers Pvt. Ltd

Non Critical documents – documents, which are “Good to have” and not necessary for creation of equitable mortgage

N.A.

Annexure 'B'**At the time of Delivery of Pay Order(s)/ Demand
Draft (s) to the Seller / Borrowers****Critical documents – documents, which are “Must have” for creation of equitable mortgage**

N.A.

Non Critical documents – documents which are “Good to have” and not necessary for creation of equitable mortgage

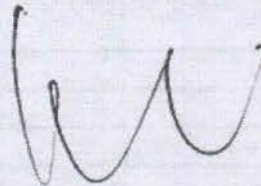
N. A.

Annexure 'C'**Post Disbursement****Critical documents – documents, which are “Must have” for creation of equitable mortgage**

Make appropriate compliance under the provisions of the Companies Act, 2013 for registration of charges in the office of ROC West Bengal.

Non Critical documents – documents which are “Good to have” and not necessary for creation of equitable mortgage

N. A.



NET SEARCH FORMAT

Applicant's Name: MAGPET POLYMERS (P) LTD (3)

Bank Name: SCB

Index-I...Name: MAGPET POLYMERS PVT.LTD **Father's/Husband's Name:**

Index-II ...Premises No. /Dag No.: RS- 300 LR- 354

Mouza: AIMA

P.S.: DADPUR

Office Name : A.D.S.R. CHINSURA

Year	Date	Remarks	Year	Date	Remarks
2002			2010		NIL
2003			2011		NIL
2004			2012		NIL
2005			2013		NIL
2006		NIL	2014		NIL
2007		NIL	2015		NIL
2008		NIL	2016		NIL
2009		NIL	2017		NIL

Office Name : .D.S.R. - I HOOGHLY

2002			2010		NIL
2003			2011		NIL
2004			2012		NIL
2005			2013		NIL
2006			2014		NIL
2007			2015		NIL
2008			2016		ENTRY
2009		NIL	2017		NIL

Office Name : A.R.A. - III KOLKATA

2002			2010		NIL
2003			2011		NIL
2004			2012		NIL
2005			2013		NIL
2006			2014		NIL
2007			2015		NIL
2008		NIL	2016		NIL
2009		NIL	2017		NIL

Date: 08-11-17

Search Done by: KIRAN CHAKRABORTY

**MAGPET POLYMERS
PVT.LTD.**

District: South 24-Parganas,
PS: Tollygunge,
Pin: 700026, State: West
Bengal,, Country: India,

Status: Organization
(Buyer)
Transaction: [0101] Sale,
Sale Document
**Deed Registered in:
D.S.R. - I HOOGHLY**

Deed No: I-060105073/2016
Volume No: 0601-2016, Page No: 81456
to 81474
Date of Registration: 20/05/2016
Date of Completion: 30/05/2016
Date of Delivery: 13/06/2016
Query No:
06010000652472/2016 Serial No:
0601004661/2016

JTDPP

Government of West Bengal
Office of the D.S.R. - I HOOGHLY (From 09/01/2009 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-11-2017

Serial No of Application	0601015701/2017	Search No	0601015701/2017
Search for the Years	From 2003 To 2008	Record Available	
Property to be Searched	District: Hooghly, PS: Dadpur, Mouza: Ayama, Plot No: RS- 00300		
From whom Received	Mr T Majumder		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 5 /-	

Search Result: No Record Found

(Mr Abhijit Basu)
D.S.R. - I HOOGHLY
OFFICE OF THE D.S.R. - I HOOGHLY



Government of West Bengal
Office of the D.S.R. - I HOOGHLY (From 09/01/2009 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-11-2017

Serial No of Application	0601015706/2017	Search No	0601015706/2017
Search for the Years	From 2003 To 2006	Record Available	
Property to be Searched	District: Hooghly, PS: Dadpur, Mouza: Ayama, Plot No: RS- 00300		
From whom Received	Mr T Majumder		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	

Search Result: No Record Found

(Mr Abhijit Basu)
D.S.R. - I HOOGHLY
OFFICE OF THE D.S.R. - I HOOGHLY



A.D.S.R. *Chinsural*
Index *11*
Year *2003-2006*
For Registrar, Hooghly

No. REGN Y 008697

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 128993
2. Date of application..... 9/11/12
3. Search for the year(s)..... 2003-08
4. Name of office to which the record to be searched or inspected relates.....
5. Name of person or property to be searched.....
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m - Aimer on 302
8. From whom received..... T. M. T. Chakraborty
9. Fees paid under Article—
- F (1) (i) 7 + 7
- F (1) (ii)
- F (2)

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

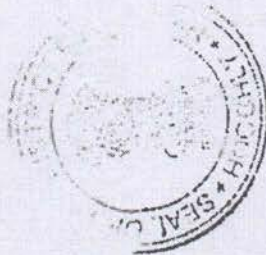
Government of West Bengal
Office of the D.S.R. - I HOOGHLY (From 09/01/2009 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-11-2017

Serial No of Application	0601015701/2017	Search No	0601015701/2017
Search for the Years	From 2003 To 2008	Record Available	
Property to be Searched	District: Hooghly, PS: Dadpur, Mouza: Ayama, Plot No: RS- 00300		
From whom Received	Mr T Majumder		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 5 /-	

Search Result: No Record Found

(Mr Abhijit Basu)
D.S.R. - I HOOGHLY
OFFICE OF THE D.S.R. - I HOOGHLY



Government of West Bengal
Office of the D.S.R. - I HOOGHLY (From 09/01/2009 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-11-2017

Serial No of Application	0601015706/2017	Search No	0601015706/2017
Search for the Years	From 2003 To 2006	Record Available	
Property to be Searched	District: Hooghly, PS: Dadpur, Mouza: Ayama, Plot No: RS- 00300		
From whom Received	Mr T Majumder		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	

Search Result: No Record Found

(Mr Abhijit Basu)
D.S.R. - I HOOGHLY
OFFICE OF THE D.S.R. - I HOOGHLY

A.D . . .

Index . . .

Year . . .

Chinsural

2003-2006

For Registrar, Hooghly

Magnet Polymers (P) Ltd. SCB

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-D)]

No. REGN Y 008697

SME

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 128993
2. Date of application..... 9/11/12
3. Search for the year(s)..... 2003-08
4. Name of office to which the record to be searched or inspected relates.....
5. Name of person or property to be searched.....
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M. Aiman in 303
8. From whom received..... T. M. T. D. S.
9. Fees paid under Article—
F (1) (i)
F (1) (ii)
F (2)

Registrar of

