

Soumyadipta Talukdar
Advocate
Alipore
Judges' Court
18, Judges Court Road,
Kolkata- 700 027

Residence-cum-Chamber :
2/24B, Vidyasagar, Raja S.C.Mallick
Road, Kolkata – 700 047
Phone : 2413-9880 (R) / 9830306448
(M)

Ref:

Date: 28.07.2023

TSR

To
The Manager,
Yes Bank Ltd.
3rd Floor, Building no-8A,
DLF Cyber City,
Gurugram – 122010,
Haryana

1.	Name & constitution of the Borrower (State if individual, HUF, Partnership firm, Sole proprietorship or Limited company etc.)	Magpet Polymers Pvt. Ltd., represented by Mr. Ankit Pansari.
2.	Name & constitution of the Property Owner (State if Individual, HUF, Partnership Firm, Sole Proprietorship or Limited Company, Limited Liability Partnership etc.) and what is his/her/it's relationship to the Borrower	Magpet Polymers Pvt. Ltd., represented by Mr. Ankit Pansari.
3.	Nature and Permitted Usage of the Property: (a) Nature of the property whether Lease Hold/ Freehold. (b) Usage of property whether agricultural/ residential/ commercial/ mix land use. (c) Kindly mention which supporting document has been perused to ascertain point (b) above.	Leasehold (for the period of 99 years) Subject Property is Vacant Land (Industrial).
4.	If the nature of the property is lease hold, please specify: (a) Expiry date of the Lease Deed; (b) NOC for mortgaging the said Property;	(99 years from the date of Possession i.e., from 29.05.2023). Obtain Permission to Mortgage from West Bengal Industrial Development Corporation Limited, who

	(Whether required or not and from whom)		shall obtain prior approval of the Administrative Department of State Govt. before granting such permission.		
	(c) Any lease revocation terms/ clauses;		N.A.		
	(d) Any terms/conditions that may impact the enforceability of the mortgage/charge?		N.A.		
	(e) Any terms/conditions that may impact the marketability of the subject property?		N.A.		
5.	Description of the Property (Detailed) :				
	Sl. No.	Extent/Area	Survey No.	Situated in	Boundaries
		All That the piece and parcel of land measuring about 8.96 Acres	Mouza- Rupnarayanpur, J.L. no. 212, under Plot no. "A7" comprised in Dag nos. 598, 599, 605, 606, 708, 711, 712, 714, 715, 716, 719, 720, 726, 728, 729, 730 (all in Part), 717, 718 & 727 (full).	Within the limits of the Barkola Gram Panchayat, P.S. Kharagpur, District- Paschim Medinipur, Pin - 721305.	On the North: By Plot no. A4. On the South: By Road of Industrial Park. On the East: By Tata Hitachi Plant. On the West: By Sagar Business Pvt. Ltd.
6.	List of documents produced by the Bank before: rendering final opinion. - Please also state whether original/ registered copy/photocopy etc.		1. Photocopy of the Deed of Lease dated 27.06.2023, granted in favour of Magpet Polymers Pvt. Ltd. The said deed was registered in the office of A.R.A.-III, Kolkata and recorded in Book No. I, Volume no. 1903-2023, Pages from 164034 to 164079, Being No. 190304377 for the year 2023.		
			2. Photocopy of the Allotment Letter dated 08.05.2023 issued by the West Bengal Industrial Development Corporation Limited in favour of Magpet Polymers Pvt. Ltd.		

		3. Photocopy of the Possession Certificate dated 29.05.2023 issued by the West Bengal Industrial Development Corporation Limited in favour of Magpet Polymers Pvt. Ltd.
7.	History of the title based on documents mentioned in clause 5 & on basis of 13 year's search made at SRO of flee or/and at Patwari/Talati of lice. (History should be mentioned for minimum 30 years from the date of conducting TSR.)	<p><u>Ownership of Magpet Polymers Pvt. Ltd.:</u></p> <p>By virtue of a Deed of Lease dated 27.06.2023, the West Bengal Industrial Development Corporation Limited, a govt. company incorporated under the provisions of the Companies Act, 1956 had transferred and assigned by way of Lease for a period of 99 years the property being the Said Land measuring about <u>8.96 Acres</u> lying and situate under Mouza- Rupnarayanpur, J.L. no. 212, under Plot no. "A7" comprised in Dag nos. 598, 599, 605, 606, 708, 711, 712, 714, 715, 716, 719, 720, 726, 728, 729, 730 (all in Part), 717, 718 & 727 (full) unto and in favour of Magpet Polymers Pvt. Ltd. The said deed was registered in the office of A.R.A.-III, Kolkata and recorded in Book No. I, Volume no. 1903-2023, Pages from 164034 to 164079, Being No. 190304377 for the year 2023.</p>
8.	In whose name the latest 7/12 extract/ Khata /property card/ patta/ land records stand, in the name of the present owner or the predecessor in title. Please also mention the document relied upon to ascertain the same	Not Applicable.
9.	<p>Details of encumbrances, if any, and if so, how they are/ have been discharged.</p> <p>a) Encumbrance certificate or/ and SRO records or/and Patwari/Talati office records (as applicable) for minimum of 13 years to be verified however if the latest registered deed.</p> <p>b) Court Search in the relevant high court/ NCLT records and confirmation that as on the date of the Report, there are no winding up petitions pending against the Mortgagors, where</p>	<p>a) Necessary search was made in the office of the R.A. Kolkata, D.S.R., Paschim Medinipore, A.D.S.R., Kharagpur from the year 1993 to 2023 and during such search no adverse entries were found as per availability of records in the concerned office.</p> <p>b) No cases is/are found to be filed/running in the NCLT records as well as in the High Court at Calcutta against the name of Borrower. The</p>

	<p>these are companies/ LLPs.</p> <p>c) Whether any adverse entries observed in Central Registry formed under CERSAI (online search on www.cersai.org.in)</p> <p>d) If property owner/ developer is a Company/LLP, kindly confirm whether ROC Search is caused and observations thereon.</p>	<p>record list has been attached herewith this report.</p> <p>c) No adverse entries have been found.</p> <p>d) ROC Search should be obtained.</p>
10.	<p>Whether the property is affected by -</p> <p>(a) Any local laws? (for e.g. Weaker Sections, Minorities, Tribal, Forest land laws, Wakf)</p> <p>(b) Minor interest, litigation/ attachment charge</p>	<p>a) No</p> <p>b) No</p>
11.	Whether all the latest taxes, dues Pertaining to: the property proposed to be mortgaged have been paid? Provide details	N.A.
12.	If property is in question is open land, without any construction?	Yes, subject property is Vacant Land.
13.	<p>(a) If the property/larger land has construction thereon including ho use/ flat/ warehouse/ godown/ shed etc.</p> <p>(b) Whether necessary construction permissions have been perused? Provide details of the document.</p> <p>(c) Whether Completion Certificate/ Building Usage Certificate/ Occupation Certificate issued by the concerned competent authority. Provide Details of the document</p>	<p>a. No.</p> <p>b. NO.</p> <p>c. No.</p>
14.	Whether Property or the Project of which proposed property is forming part is under the ambit	N.A.

	<p>of RERA:</p> <p>If yes then;</p> <p>(a) RERA Registration No.</p> <p>(b) Whether any adverse entries/ litigations updated on the official RERA website. If yes, opinion to be provided as per format annexed herewith.</p> <p>(c) Any specific remarks/ suggestions</p>	N.A.
15.	Is there is any excess/vacant land attracting provisions of Land Ceiling Act?	No.
16.	Is the property affected by Urban Land Ceiling and Regulation Act? If so, whether permission of the relevant authority has been obtained for creating encumbrance?	Not Applicable.
17.	Is the Holding of property in accordance with provisions of Land Reforms Act?	Yes
18.	Whether there is any indication or doubt to show that the land belongs to Government or it is under acquisition proceedings of the Government?	No.
19.	Whether Bank's lien/mutation/noting before concerned revenue authority /society/development authority is required if Yes, with whom.	No.
20.	<p>If Trust is an owner/lessee of the property –</p> <p>(a) Whether the Trust is Private Trust or Public Trust</p> <p>(b) whether permission of Charity Commissioner is required for mortgage creation</p>	<p>No.</p> <p>No.</p>

21.	Any other remark which the advocate/ lawyer rendering the opinion wishes to make for creation of valid and enforceable security for the Loan.	Obtain Permission to Mortgage from West Bengal Industrial Development Corporation Limited, who shall obtain prior approval of the Administrative Department of State Govt. before granting such permission.
22.	Is there any bar for mortgaging the lands as per any local law and whether permission/intimation from/ to any authority is required to obtained/ given before/after creation of mortgage?	No.
23.	Is the title and possession of the party to the property clear, absolute and marketable and can a valid mortgage by deposit of title deeds be created?	Yes.
24.	The list of documents which are to be deposited for creating a mortgage by deposit of title deeds.	<ol style="list-style-type: none"> 1. Original- Deed of Lease dated 27.06.2023, granted in favour of Magpet Polymers Pvt. Ltd. The said deed was registered in the office of A.R.A.-III, Kolkata and recorded in Book No. I, Volume no. 1903-2023, Pages from 164034 to 164079, Being No. 190304377 for the year 2023. 2. Original- Allotment Letter dated 08.05.2023 issued by the West Bengal Industrial Development Corporation Limited in favour of Magpet Polymers Pvt. Ltd. 3. Original- Possession Certificate dated 29.05.2023 issued by the West Bengal Industrial Development Corporation Limited in favour of Magpet Polymers Pvt. Ltd. 4. Original- Permission to Mortgage from West Bengal Industrial Development Corporation Limited, who shall obtain prior approval of the Administrative Department of State Govt. before granting such permission.
25.	Which of the above documents to be obtained for mortgage creation are in vernacular/local language (not in English)? Please provide copy of such documents certified under your seal and signature.	No, Original title Deed is in English language.

26.	Whether enforcement action can be initiated under SARFAESI Act, 2002 for the captioned property?	Yes, the subject land is "Industrial" i.e. "Commercial".
27.	Type of Mortgage recommended for the property & Stamp Duty applicable on such Mortgage.	Equitable Mortgage is Applicable.

Final Certificate :

- i. Original documents should be verified before the disbursement of loan.
- ii. The valuer should assess the Said Land for the valuation purpose.
- iii. The chain of title of the property has been traced out since 2023 and the chain of title has been derived on the basis of the photocopy of documents submitted and the representation made therein. The present owner has got all suitable title documents in his name.

Ongoing through the copies of the documents and relying on the contents of the same and subject to the observations and satisfactory compliance of the requirements cited above it is opined that the present Owner has a clear and fair marketable title.

Place- Kolkata.