

ABHA ALLEY

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To:
Chief Manager
State Bank of India
SME Camac Street Branch
Kolkata.

Date: 14.03.2023

TITLE INVESTIGATION REPORT

ANNEXURE -B

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, SME Camac Street Branch.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter vide Ref No. ADV/28/334
	c	Name of the Borrower.	J J HOUSE PVT. LTD., a Private limited company
2	a	Type of Loan	
	b	Type of property	Freehold Commercial Property
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Harshad Ajmera
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor
4	a	Value of Loan (Rs. in crores)	
5		Complete or full description of the immovable property (ies) offered as security including the following	ALL THAT self contained Office Unit No. 301A (presently renumbered as Unit No. S305) on the 3rd Floor in the South Block measuring about 470 Sq. Ft. Covered area more or less along with a car parking space no. 2 at the



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	<p>details.</p> <p>a. Survey No.</p> <p>b. Door/House no. (in case of house property)</p> <p>c.Extent/ area including plinth/ built up area in case of house property</p>	<p>basement and Office Unit No. 301B (presently renumbered as Unit No. S305) on the 3rd Floor in the South Block measuring about 470 Sq. Ft. Covered area more or less of the building commonly known and named as 'IDEAL PLAZA' standing thereon the piece and parcel of land measuring about 2 Bighas 9 Cottahs 2 Chittaks 40.66 sft. be the same a little more or less lying and situated at Premises No. 11/1, Sarat Bose Road (formerly 11/1 and 11/2), (formerly within Holding No. 45, Kashia Bagan, Division 6, Sub-Division I), Police Station- Bhowanipur, Kolkata: 700020, under Ward No. 70 within the limits of the Kolkata Municipal Corporation, being in the District South 24 Parganas. which is butted and bounded as follows:</p> <p>ON THE NORTH: Partly by Premises No. 9, Partly by Premises No. 9/1 and Partly by Premises No. 11, Sarat Bose Road ; ON THE SOUTH: By Passage of Premises No. 11, Sarat Bose Road; ON THE EAST: By Municipal Road known as Sarat Bose Road; ON THE WEST: By Passage of Premises No. 11, Sarat Bose Road.</p> <p>(hereinafter referred to as "the said property").</p>
D	<p>Locations like name of the place, village, city, registration, sub-district etc. Boundaries</p>	<p>Name of the Place – Premises No. 11/1, Sarat Bose Road (formerly 11/1 and 11/2), (formerly within Holding No. 45, Kashia Bagan, Division 6, Sub-Division I), Police Station- Bhowanipur, Kolkata: 700020, under Ward No. 70 within the limits of the Kolkata Municipal Corporation, being in the District South 24 Parganas.</p> <p>Name of the Village/City/Town – Kolkata</p> <p>Police Station- Shakespeare Sarani</p> <p>Registration Office(s) – District Registrar South 24 Parganas at Alipore; A.D.S.R at Alipore and Additional Registrar of Assurances, Kolkata;</p> <p>Sub-Division– Alipore; A.D.S.R at Alipore;</p> <p>Boundaries –</p> <p>ON THE NORTH: Partly by Premises No. 9, Partly by Premises</p>



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		No. 9/1 and Partly by Premises No. 11, Sarat Bose Road ; ON THE SOUTH: By Passage of Premises No. 11, Sarat Bose Road; ON THE EAST: By Municipal Road known as Sarat Bose Road; ON THE WEST: By Passage of Premises No. 11, Sarat Bose Road.															
6	a. Particulars of the documents scrutinized-serially and chronologically. b. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. - Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	<table border="1"><thead><tr><th>Sl. No.</th><th>Date</th><th>Name and nature of Document</th><th>Original/ Certified Copy/ Certified extract/ Photocopy, Etc.</th><th>In case of copies, whether the original was scrutinized by the Advocate.</th></tr></thead><tbody><tr><td>1.</td><td>26.03.2002</td><td>Indenture of Conveyance registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 19, Deed no. 04696, for the year 2003.</td><td>Photocopy</td><td>Mortgaged with State Bank of India.</td></tr><tr><td>2.</td><td>26.03.2002</td><td>Indenture of Conveyance registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 18, Deed no. 04697, for the year 2003.</td><td>Photocopy</td><td>Mortgaged with State Bank of India.</td></tr></tbody></table>	Sl. No.	Date	Name and nature of Document	Original/ Certified Copy/ Certified extract/ Photocopy, Etc.	In case of copies, whether the original was scrutinized by the Advocate.	1.	26.03.2002	Indenture of Conveyance registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 19, Deed no. 04696, for the year 2003.	Photocopy	Mortgaged with State Bank of India.	2.	26.03.2002	Indenture of Conveyance registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 18, Deed no. 04697, for the year 2003.	Photocopy	Mortgaged with State Bank of India.
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7	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.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes. Certified of copy of Deed no. 04696, for the year 2003 and Deed no. 04697, for the year 2003 registered in the office of the ARA- I, Kolkata is obtained.														
	b	Whether all pages in the certified	Yes, the same has been verified page by page with the														



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		copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	certified copy.
8	a	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?	The available records are verified.
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Such available online/computer records are cross verified and no adverse entry is found.
	c	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?	At present verification of stamp paper is not possible from online portal.
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes, all the deeds are registered documents details as mentioned hereinabove in the point 6 (b).
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Office of A.D.S.R. Alipore.



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	b	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?	Yes, at Office of A.D.S.R. Alipore, D.S.R. Alipore, South 24 Parganas, A.R.A. Kolkata.
	c	Whether search has been made at all the offices named at (b) above?	Yes, searches have been made at all the offices named at (b) above
	d	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
10	a	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.	<i>Chain of title written in a separate Sheet</i>
	b	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)	No Minor's interest is involved.
	c	Nature of Minor's interest, if any	Not applicable



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		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.	
11	a	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.)	Freehold right
		If Ownership Rights,	Yes, It is a Ownership Right
	a	Details of the Conveyance Documents	Details as mentioned in Clause 6 (b) herein
	b	Whether the document is properly stamped.	As cross verified from available records no adverse entry is found.
	c	Whether the document is properly registered.	As cross verified from available records no adverse entry is found.
		If leasehold, whether;	Not Applicable.
	a	The Lease Deed is duly stamped and registered	Not Applicable.
	b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable.
	c	duration of the Lease/unexpired period of lease,	Not Applicable.
	d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-	Not Applicable.



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	leasing and mortgage by Sub-Lessee also.	
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable.
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No.
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable.
b	the mortgagor is competent to create charge on such property?	Yes, subject to obtain of permission from the Lessor, the Government of State of West Bengal.
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable.
	If occupancy right, whether;	Not Applicable.
a	Such right is heritable and transferable,	No such occupancy right is involved in the chain of title.
b	Mortgage can be created.	Not Applicable
12	Has the property been transferred	The said property is not transferred by way of Gift/Settlement Deed therefore clause (a-g) is not



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	by way of Gift/Settlement Deed	applicable.
a	The Gift/Settlement Deed is duly stamped and registered;	Not applicable
b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not applicable
c	The Gift/Settlement Deed transfers the property to Donee;	Not applicable
d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not applicable
e	Whether the Donee is in possession of the gifted property?	Not applicable
f	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
g	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
13	Has the property been transferred by way of partition / family settlement deed	The said property is not transferred by way of Partition Deed therefore clause (a-f) is not applicable.
a	whether the original deed is available for deposit. If not the modality/procedure to be followed	Not Applicable



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		to create a valid and enforceable mortgage.	
	b	Whether mutation has been effected	Yes
	c	Whether the mortgagor is in possession and enjoyment of his share.	Yes
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e	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
	f	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
14		Whether the title documents include any testamentary documents /wills?	The said property is a freehold Property and therefore clause (a-g) is not applicable.
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a	Not Applicable



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		competent court?	
c		Whether the property is mutated on the basis of will?	Not Applicable
d		Whether the original will is available?	Not Applicable
e		Whether the original death certificate of the testator is available?	Not Applicable
f		What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
g		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 be explained.	Not Applicable
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	The said property is a freehold Property and therefore clause (a-b) is not applicable.
	a	any restriction in creation of charges on such properties?	Not Applicable



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	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a	Where the property is a HUF/joint family property?	The said property is a freehold Property and therefore clause (a-b) is not applicable.
	b	Whether 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
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	The said property is a freehold Property and therefore clause (a-d) is not applicable.
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an Agricultural	The said Property is under Ward No. 70 of K.M.C. and



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		land	Properties which are within Ward no. 100 of K.M.C. are revenue free lands and thus it is 'Bastu' Property.
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not applicable.
	b	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.
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not applicable.
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No, the said property is not affected by any local laws or other regulations having a bearing on the creation of security.
	b	Additional aspects relevant for investigation of title as per local laws.	Not applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No such adverse entry is found.
	b	Whether any search/enquiry is	Not applicable



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		made with the Land Acquisition Office and the outcome of such search/enquiry?	
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	We have conducted online searches in the Ld. 4 th Civil Judge Senior Division at Alipore in the name of present owner, Harshad Ajmera and NO title suits is pending in the name of present owner from 2012 till 14.03.2023.
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	c	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?	No such Court seal/marking found.
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No, the property does not belong to any Partnership Firm.
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to	ROC Not Applicable since owner is Individual.



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		create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	No.
	b/2	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
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not applicable
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
25	a	Whether any POA is involved in the chain of title during the period of	No POA is involved.



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	search?	
b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
c	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
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect	Not Applicable



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	<p>i) Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one?</p> <p>iv) Whether the POA contains a specific authority for execution of title document in question?</p>	
f	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
g	Please comment on the genuineness of POA?	Not Applicable
h	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26	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
27	If the property is a flat/apartment or residential/commercial complex	The said property is for Commercial usage.
a	Promoter's/Land owner's title to	Owner's title is Verified and found genuine.



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	the land/ building;	
b	Development Agreement/Power of Attorney;	Not Applicable Clauses (b-c)
c	Extent of authority of the Developer/builder;	Not Applicable
d	Independent title verification of the Land and/or building in question;	Title of the land is Verified and found genuine.
e	Agreement for sale (duly registered);	Not Applicable Clauses (e to g)
f	Payment of proper stamp duty;	Yes
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
h	Approval of building plan, permission of appropriate/local authority, etc.;	Not Applicable
i	Conveyance in favour of Society/ Condominium concerned;	Not Applicable
j	Occupancy Certificate/allotment letter/letter of possession;	Not Applicable
k	Membership details in the Society etc.;	Not Applicable Clauses(k) to (q)
l	Share Certificates;	Not Applicable
m	No Objection Letter from the Society;	Not Applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Not Applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
p	If the property is a vacant land and construction is yet to be made,	Not Applicable



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		approval of layout and other precautions, if any.	
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
	II. A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not Applicable
	II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II. C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II. D	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
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	There are no prior mortgage/encumbrance observed from the search carried out in the Office of A.D.S.R. Alipore D.S.R Alipore, South 24 Parganas, Office of A.R.A., Kolkata for a period of 30 years, i.e. from 1993 to 2023 (till 14.03.2023) and the said property is free from all encumbrances.
29		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.	It has been observed from the 30 years property search carried out for a period from 1993 to 2023 (till 14.03.2023) in the Office of A.D.S.R. Alipore D.S.R Alipore, South 24 Parganas, Office of A.R.A., Kolkata and from the search it has been observed that there is no encumbrance/mortgage/charges relating to the said property.
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and	Obtain upto date Tax receipt in the name of present owner.



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		if not paid, what remedy?	
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Not Applicable
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not Required
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the 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
34	a	Whether the property can be identified from the following documents, : a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Not available at this stage.



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	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No discrepancy is found
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Not available.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Bank will be able to enforce SARFAESI Act, if required.
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	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
38		Additional suggestions, if any to	Bank is advised to obtain Mutation Certificate in the



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	safeguard the interest of Bank/ensuring the perfection of security.	name of present owner, Harshad Ajmera and upto date Tax receipt.
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Harshad Ajmera can create mortgage/to deposit documents creating mortgage, of the said property.

ANNEXURE-C

CERTIFICATE OF TITLE

1. We have examined the Original Title Deeds and the Certified copies intended to be deposited relating to the schedule property/(ies) and offered as security by way of 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 we further certify that:
2. We 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. We confirm having made a search in the Land/ Revenue records. We 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. We are 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), we 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 1992-2022 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
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. No Minor/(s) interest is involved in the subject Property.



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8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower:
Harshad Ajmera

9. We certify that **Harshad Ajmera** has absolute, clear and Marketable leasehold title over the said Subject Property. We 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 in original would create a valid and enforceable mortgage:

1. **Original** Indenture of Conveyance dated 26.03.2002 registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 19, Deed no. 04696, for the year 2003. (not certified copy)

2. **Original** Indenture of Conveyance dated 26.03.2002 registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 18, Deed no. 04697, for the year 2003.

3. **Original** Mutation Certificate in the name of present owner, Harshad Ajmera and upto date Tax receipt.

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

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

SCHEDULE OF THE SAID PROPERTY:

ALL THAT self contained **Office Unit No. 301A (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less along with a **car parking space no. 2** at the **basement** and **Office Unit No. 301B (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less of the building commonly known and named as '**IDEAL PLAZA**' standing thereon the piece and parcel of land measuring about **2 Bighas 9 Cottahs 2 Chittaks 40.66 sft.** be the same a little more or less lying and situated at **Premises No. 11/1, Sarat Bose Road** (formerly 11/1 and 11/2), (formerly within Holding No. 45, Kashia Bagan, Division 6, Sub-Division I), Police Station- Bhowanipur, Kolkata: 700020, under Ward No. 70 within the limits of the Kolkata Municipal Corporation, being in the District South 24 Parganas. which is butted and bounded as follows:

ON THE NORTH: Partly by Premises No. 9, Partly by Premises No. 9/1 and Partly by Premises No. 11, Sarat Bose Road ;


ON THE SOUTH: By Passage of Premises No. 11, Sarat Bose Road;

ON THE EAST: By Municipal Road known as Sarat Bose Road;

ON THE WEST: By Passage of Premises No. 11, Sarat Bose Road.

Date: 14.03.2023

Place: Kolkata


Signature of the Advocate

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High Court, Calcutta

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CHAIN OF TITLE

One Asit Kumar Ghosh was the sole and absolute owner of ALL THAT piece and parcel of land measuring about **2 Bighas 9 Cottahs 2 Chittaks 40.66 sft.** be the same a little more or less lying and situated at **Premises No. 11/1, Sarat Bose Road** (formerly 11/1 and 11/2), (formerly within Holding No. 45, Kashia Bagan, Division 6, Sub-Division I), Police Station- Bhowanipur, Kolkata: 700020, under Ward No. 70 within the limits of the Kolkata Municipal Corporation, being in the District South 24 Parganas. (hereinafter referred to as "**the said Premises**").

The said Asit Kumar Ghosh and Northern Properties Private Limited have appointed Ideal Plaza Private Limited as the developer and had entered into a Development Agreement but the said Northern Properties Private Limited surrendered and/or released its right, title and interest in the said Premises.

In pursuant to the Development Agreement the said Ideal Plaza Private Limited obtained the sanctioned building duly approved by the Kolkata Municipal Corporation.

On 18.11.1994 the said Asit Kumar Ghosh died and during his lifetime he had executed a Will and Testament dated 28.09.1994. under the said Will the said Asit Kumar Ghosh had appointed One Pallav Kumar Banerjee and Sunil Krishna Ghosh, Pradip Kumar Ghosh as the Joint Executors and bequeath the said Premises in favour of Smriti Rani Mitra and Pradip Kumar Ghosh.

On or about 07.12.1999 one of the executor of the will died namely, Pallav Kumar Banerjee.

The Probate of the said Will was granted on 17.05.2000 by the Hon'ble High Court at Calcutta.

One Bimal Kumar Agarwala was desired to purchase **Office Unit No. 301A (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less along with a **car parking space no. 2** at the **basement** at the said Premises but he could not complete the purchase and nominated Harshad Ajmera in his place to for purchase of the said **Office Unit No. 301A (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less along with a **car parking space no. 2** at the **basement**.

The said Sunil Krishna Ghosh, Pradip Kumar Ghosh as the Vendors and Smriti Rani Mitra as the First Confirming Party and Pradip Kumar Ghosh as the Second Confirming Party and Northern Properties Private Limited as the Third Confirming Party and Bimal Kumar Agarwala as Fourth Confirming Party and Ideal Plaza Private Limited as the Developer sold transferred and conveyed **Office Unit No. 301A (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less along with a **car parking space no. 2** at the **basement** in the said Premises to One **Harshad Ajmera** by virtue of Indenture of Conveyance dated 26.03.2002 registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 19, **Deed no. 04696, for the year 2003.**

One Jayshree Poddar was desired to purchase **Office Unit No. 301B (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** at



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the said Premises but she could not complete the purchase and nominated Harshad Ajmera in her place to for purchase of the said **Office Unit No. 301B (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area**

The said Sunil Krishna Ghosh, Pradip Kumar Ghosh as the Vendors and Smriti Rani Mitra as the First Confirming Party and Pradip Kumar Ghosh as the Second Confirming Party and Northern Properties Private Limited as the Third Confirming Party and Jayshree Poddar as Fourth Confirming Party and Ideal Plaza Private Limited as the Developer sold transferred and conveyed **Office Unit No. 301B (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** in the said Premises to One **Harshad Ajmera** by virtue of Indenture of Conveyance dated 26.03.2002 registered at the office of ARA- 1, Kolkata, recorded in Book no. I, Volume no. 1, Pages 1 to 18, **Deed no. 04697, for the year 2003.**

By virtue of the abovementioned two separate deeds being **Deed no. 04696, for the year 2003** and **Deed no. 04697, for the year 2003** the said **Harshad Ajmera** become the absolute owner of ALL THAT self contained **Office Unit No. 301A (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less along with a **car parking space no. 2** at the **basement** and **Office Unit No. 301B (presently renumbered as Unit No. S305)** on the **3rd Floor** in the **South Block** measuring about **470 Sq. Ft. Covered area** more or less of the building commonly known and named as '**IDEAL PLAZA**' standing thereon the piece and parcel of land measuring about **2 Bighas 9 Cottahs 2 Chittaks 40.66 sft.** be the same a little more or less lying and situated at **Premises No. 11/1, Sarat Bose Road** (formerly 11/1 and 11/2), (formerly within Holding No. 45, Kashia Bagan, Division 6, Sub-Division I), Police Station- Bhowanipur, Kolkata: 700020, under Ward No. 70 within the limits of the Kolkata Municipal Corporation, being in the District South 24 Parganas.

ENCLOSURES:-

1. Original Receipts related to Office of A.D.S.R. Alipore D.S.R Alipore, South 24 Parganas, for the year 1993-2023.
2. Original Receipts related to the Office of ARA, Kolkata for the year 1993- 2023.
3. Court Search Receipt from the year 2012 to 2023 in City Civil Court Complex in the name of the present owner i.e. Harshad Ajmera.

Date: 14.03.2023
Place: Kolkata


Signature of the Advocate

JT No my

No. REGN BB 075527

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 7527

Date of application 9/3/23

Search for the year (s) 1993-2003

Name of office to which the record to be searched or inspected relates DR + SR Alipore

Name of person or property to be searched E.P.No. - 11/1

Nature of document Sarat Bose Road

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) P.S. Bhawanipore

From whom received A. Alley

Fees paid under Article — 24/-

- 1) (i)
- 2) (ii)
- 2)



..... Registrar of

No. REGN O 756620

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 18610

Date..... 9.12.12

Received from..... A. Alur

On account of copy of Deed No.....

Registered in Book No.....

Volume No..... Page.....

For the year-

Of the..... 1993-01..... office..... Pn

Copying fee under Article..... 1111 Surot Bose Pl

G (a)..... O. Bhawanipur

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets.....

102

Registrar of.....

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-03-2023

Serial No of Application 1901006934/2023 **Search No** 1901006934/2023
Search for the Years From 2002 To 2023 **Record Available** From 10/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Bhawanipore, , Premises: 11/1, Road: Sarat Bose Road
From whom Received A Alley
Fees Paid under Articles F1(i) 2 /- F1(ii) 21 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Bhawanipore, KOLKATA MUNICIPAL CORPORATION, Premises: 11/1, Road: Sarat Bose Road, , Floor No : 2	Property Type: Apartment Transaction: Lease, Lease with Rent	Plot No: RS-1	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-190108909/2010, Query No: 1901016324 /2010, Serial No: 190107111/2010, Page: 2158 - 2169, Date of Registration: 14/09/2010, Date of Completion: 16/09/2010, Date of Delivery: 13/11/2010		
2	District: South 24-Parganas, PS: Bhawanipore, KOLKATA MUNICIPAL CORPORATION, Premises: 11/1, Road: Sarat Bose Road, , Floor No : 2	Property Type: Apartment Transaction: Lease, Lease with Rent	Plot No: RS-1	Super Build up Area: 1419 sq.ft.
Deed Details :		Deed No: I-190108909/2010, Query No: 1901016324 /2010, Serial No: 190107111/2010, Page: 2158 - 2169, Date of Registration: 14/09/2010, Date of Completion: 16/09/2010, Date of Delivery: 13/11/2010		
3	District: South 24-Parganas, PS: Bhawanipore, KOLKATA MUNICIPAL CORPORATION, Premises: 11/1, Road: Sarat Bose Road, , Ward: 70, Floor No : 1	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-1	Super Build up Area: 635 sq.ft.
Deed Details :		Deed No: I-190107366/2010, , Serial No: 190116797/2007, Page: 5506 - 5520, Date of Registration: 29/07/2010, Date of Completion: 03/08/2010, Date of Delivery: 06/08/2010		
4	District: South 24-Parganas, PS: Bhawanipore, KOLKATA MUNICIPAL CORPORATION, Premises: 11/1, Road: Sarat Bose Road, , Ward: 70, Floor No : 3, Flat No : N-313	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-1	Open Garage: 61.5 sq.ft.
Deed Details :		Deed No: I-190110651/2011, Query No: 1901022335 /2011, Serial No: 190109583/2011, Page: 7494 - 7509, Date of Registration: 09/12/2011, Date of Completion: 14/12/2011, Date of Delivery: 19/12/2011		
5	District: South 24-Parganas, PS: Bhawanipore, KOLKATA MUNICIPAL CORPORATION, Premises: 11/1, Road: Sarat Bose Road, , Ward: 70, Floor No : 3, Flat No : N-313	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-1	Super Build up Area: 928 sq.ft.
Deed Details :		Deed No: I-190110651/2011, Query No: 1901022335 /2011, Serial No: 190109583/2011, Page: 7494 - 7509, Date of Registration: 09/12/2011, Date of Completion: 14/12/2011, Date of Delivery: 19/12/2011		
6	District: South 24-Parganas, PS: Bhawanipore, KOLKATA MUNICIPAL CORPORATION, Premises: 11/1, Road: Sarat Bose Road, , Ward: 70, Floor No : 0, Flat No : S-101	Property Type: Apartment Transaction: Lease, Lease	Plot No: RS-1	Super Build up Area: 5541 sq.ft.
Deed Details :		Deed No: I-190106007/2013, Query No: 1901014705 /2013, Serial No: 190105703/2013, Page: 1850 - 1879, Date of Registration: 20/06/2013, Date of Completion: 24/06/2013, Date of Delivery: 27/06/2013		

Deed Details :		Deed No: I-190104031/2018, Query No: 19011000137308/2018, Serial No: 1901003899/2018, Page: 164954 - 164974, Date of Registration: 29/05/2018, Date of Completion: 05/06/2018, Date of Delivery: 07/06/2018		
25	District: South 24-Parganas, PS: Bhawanipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/1, Road: Sarat Bose Road, , Floor No : 2, Flat No : S 208	Property Type: Apartment Transaction: [0408] Lease, Surrender of Lease	Plot No: Khatian: 00000	Flat/Apartment: 591.6 sq.ft.
Deed Details :		Deed No: I-190104032/2018, Query No: 19011000136531/2018, Serial No: 1901003900/2018, Page: 161693 - 161713, Date of Registration: 29/05/2018, Date of Completion: 01/06/2018, Date of Delivery: 07/06/2018		
26	District: South 24-Parganas, PS: Bhawanipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/1, Road: Sarat Bose Road, , Floor No : 0, Flat No : 19	Property Type: Apartment Transaction: [0408] Lease, Surrender of Lease	Plot No: Khatian: 00000	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-190104032/2018, Query No: 19011000136531/2018, Serial No: 1901003900/2018, Page: 161693 - 161713, Date of Registration: 29/05/2018, Date of Completion: 01/06/2018, Date of Delivery: 07/06/2018		
27	District: South 24-Parganas, PS: Bhawanipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/1, Road: Sarat Bose Road, , Ward: 070, Floor No : 3, Flat No : N 310	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 0	Flat/Apartment: 1864 sq.ft.
Deed Details :		Deed No: I-190110646/2022, Query No: 19012003283900/2022, Serial No: 1901011062/2022, Page: 463744 - 463779, Date of Registration: 05/12/2022, Date of Completion: 07/12/2022,		
28	District: South 24-Parganas, PS: Bhawanipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/1, Road: Sarat Bose Road, , Ward: 070, Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-190110646/2022, Query No: 19012003283900/2022, Serial No: 1901011062/2022, Page: 463744 - 463779, Date of Registration: 05/12/2022, Date of Completion: 07/12/2022,		

(Mr Pradipta Kishore Guha)

A.R.A. - I KOLKATA

OFFICE OF THE A.R.A. - I KOLKATA

