



*Our expertise that makes the difference*

Received On : 23.11.2023  
Query On : 04.12.2023  
Replied On : 19.12.2023  
Opinion On : 20.12.2023

**ANNEXURE -III.**

**Title Search & Legal Scrutiny Report**

To,  
The Branch Manager,  
Indian Bank,  
LCB.

Sub:- **Title Search & Legal Scrutiny Report with respect of ALL THAT the lease hold rights for the period of 15 years with effect from 07.08.2013 of a piece and parcel of land measuring about 20150 Sq. mtrs. equivalent to 216895 Sq. ft. equivalent to 301.24 Cottahs be the same or a little more or less alongwith a factory shed constructed thereupon comprised in Dag Nos. 302, 355, 361, 362, 363, 364, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 382, 383, 384, 385, 386, 387, 388, 448, 449, 451 & 1250 lying and situated at Mouza Nainan, J.L. No. 4, Sector – II within the Scheme of Falta Special Economic Zone, Falta, Village Nainan, within the limits of Kalatalahat Gram Panchayat, P.S. Ramnagar, Dist. South 24 Parganas, Pin. 743504 owned by M/S. VIKRAM SOLAR PRIVATE LIMITED presently known as M/S. VIKRAM SOLAR LIMITED**

1

Dear Sir,

As per your instructions, I/We **LEGALGLOBUS, Law firm** / Advocates have conducted the Legal Scrutiny of the aforesaid property and investigated the Title of Sri/Madam/Mrs **M/S. VIKRAM SOLAR PRIVATE LIMITED presently known as M/S. VIKRAM SOLAR 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 2023 Sub Registrar's Office Diamond Harbour & Khasra Trace Record for Last 30 years from 1993 with Revenue Departments to till date.



Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com

**SCHEDULE –I**

**(Land Owners Details )**

Sl No.	Particulars	Views/Comments/Opinion of the advocate
1.	Name & Address of the Land owner (Present Owner of the Immovable Property) :	<b>Name: M/S. VIKRAM SOLAR PRIVATE LIMITED presently known as M/S. VIKRAM SOLAR LIMITED</b>  <b>Registered Office Address: Tobacco House, 1, Old Court House Corner, 4<sup>th</sup> Floor, Kolkata 700001</b>
2.	Details of Sub Registrar's Office, where the property is registered with along with details of registration & Area of land registered under Title Document.	ADSR Diamond Harbour DSR Alipore, South 24 Parganas RA Kolkata

**SCHEDULE –II.**

**(Details of Immovable Property & Possession Status thereof)**

2

Sl. No.	Particulars	Views/Comments/Opinion of the advocate
1.	Plot No./Land Revenue Survey Nos. Kh.No. with its area covered under Title Deed.	Dag Nos. 302, 355, 361, 362, 363, 364, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 382, 383, 384, 385, 386, 387, 388, 448, 449, 451 & 1250  Land Area: <b>20150 Sq. mtrs.</b> equivalent to <b>216895 Sq. ft.</b> equivalent to <b>301.24 Cottahs</b> be the same or a little more or less
2.	Detailed address of aforesaid Land/Plot (Village, Patwari Halka No., Kasra No, Block, Municipal Ward No. Tehsil, District, State, Pincode)	Mouza- Nainan, J.L. No. 4, Sector – II within the Scheme of Falta Special Economic Zone, Falta, Village Nainan, within the limits of Kalatalahat Gram Panchayat, P.S. Ramnagar, Dist. South 24 Parganas, Pin. 743504
3.	Area of land/Building/flat proposed to be mortgaged.	<b>ALL THAT</b> the lease hold rights for the period of <b>15 years</b> with effect from <b>07.08.2013</b> of a piece and parcel of land measuring about <b>20150 Sq. mtrs.</b> equivalent to <b>216895 Sq. ft.</b> equivalent to <b>301.24 Cottahs</b> be the same or a little more or less <u>alongwith a factory shed</u>

Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com





		constructed thereupon comprised in Dag Nos. 302, 355, 361, 362, 363, 364, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 382, 383, 384, 385, 386, 387, 388, 448, 449, 451 & 1250 lying and situated at Mouza Nainan, J.L. No. 4, Sector – II within the Scheme of Falta Special Economic Zone, Falta, Village Nainan, within the limits of Kalatalahat Gram Panchayat, P.S. Ramnagar, Dist. South 24 Parganas, Pin. 743504
4.	Boundaries.	The said property is butted and bounded as follows:  ON THE NORTH : Road,  ON THE SOUTH : VSFT QUILTS & PILLOW PRIVATE LIMITED,  ON THE EAST : PACIFIC JUTE LIMITED,  ON THE WEST : Road.
5.	Nature/Type of Land/Plot.	Factory
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 )	Lease 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 )	<b>M/S. VIKRAM SOLAR PRIVATE LIMITED presently known as M/S. VIKRAM SOLAR LIMITED</b> is in the possession of the said Property
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.	Not Applicable as no documents has been provided with respect of the same.

9.	Whether SARFAESI Act is applicable on the property /land ?	Yes the SARFAESI Act is Applicable upon the said property.
10.	Cersai	During Cersai Search we have found the said property is mortgaged under <b>INDIAN BANK</b> as <b>First Charge Holder</b> alongwith <b>SBI, IOB, Union Bank of India, IDBI Bank Ltd., PNB, BOI, Canara Bank , Bandhan Bank Ltd, Exim Bank</b> . The search receipt is attached herewith.

**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	25.09.2014	Deed of Lease	Being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas executed by <b>THE PRESIDENT OF INDIA</b> in favour of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b>	Photo Copy  (as it is already lying with <b>INDIAN BANK</b> )
2	09.12.2014	Permission to Mortgage	issued by <b>GOVERNMENT OF INDIA, MINISTRY OF COMMERCE &amp; INDUSTRY, DEPARTMENT OF COMMERCE, FALTA SPECIAL ECONOMIC ZONE</b> in the name of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b>	Photo Copy



Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com



**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)

**WHEREAS** the **KOLKATA PORT TRUST** was the owners of **ALL THAT** a piece and parcel of land measuring about **192.96 Acres** and another plot of land measuring about **87 Acres** more or less, owned by **FALTA SPECIAL ECONOMIC ZONE AUTHORITY, MINISTRY OF COMMERCE & INDUSTRY, GOVERNMENT OF INDIA** lying and situated at Falta, Dist. South 24 Parganas, through **THE PRESIDENT OF INDIA** declared as a notified area for the purpose of setting up the said Special Economic Zone and entrusted the Development Commissioner of the said Zone being overall administrative charges of same who shall hold all rights and interests over and/or connected with the said land so developed for the purpose of the Special Economic Zone.

**AND WHEREAS** one **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED** had applied to the Development Commissioner of the Special Economic Zone for granting a license to it in respect of **ALL THAT** a piece and parcel of land measuring about **20150 Sq. mtrs.** equivalent to **216895 Sq. ft.** be the same or a little more or less comprised in Dag Nos. 302, 355, 361, 362, 363, 364, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 382, 383, 384, 385, 386, 387, 388, 448, 449, 451 & 1250 lying and situated at Mouza Nainan, J.L. No. 4, Sector – II within the Scheme of Falta Special Economic Zone, Falta, Village Nainan, within the limits of Kalatalahat Gram Panchayat, P.S. Ramnagar, Dist. South 24 Parganas, Pin. 743504.

**AND WHEREAS** the said **GOVERNMENT OF INDIA** had agreed to do and grant the said license and accordingly handed over the possession of the aforesaid land unto and in favour of the **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED** vide its Memo No. FSEZ/Authority/Allotment/2013/1697, dated 12.08.2013 and allotted the said land vide Allotment Letter No. FSEZ/Authority/Allotment/2013/1617, dated 01.08.2013 and granted license upon the terms and conditions contained vide Letter of Allotment No. FSEZ/LIC/V 19/2013/399, dated 25.04.2013 issued by the **DEVELOPMENT COMMISSIONER, FALTA SPECIAL ECONOMIC ZONE, MINISTRY OF COMMERCE & INDUSTRY, GOVERNMENT OF INDIA** for a period of **15 years**, with effect from **07.08.2013**.

**AND WHEREAS** thereafter the said **THE PRESIDENT OF INDIA** duly executed a registered Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas, registered on 25.09.2014 unto and in favour of **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED** for the period of **15 years** with effect from **07.08.2013** of a piece and parcel of land measuring about **20150 Sq. mtrs.** equivalent to **216895 Sq. ft.** be the same or a little more or less comprised in Dag Nos. 302, 355, 361,

Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com





362, 363, 364, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 382, 383, 384, 385, 386, 387, 388, 448, 449, 451 & 1250 lying and situated at Mouza Nainan, J.L. No. 4, Sector – II within the Scheme of Falta Special Economic Zone, Falta, Village Nainan, within the limits of Kalatalahat Gram Panchayat, P.S. Ramnagar, Dist. South 24 Parganas, Pin. 743504.

**AND WHEREAS** after acquiring the said property the said **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED** possessing the same till date.

## 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 purchase/Gift/Partition/Release/Will /Inheritance /Allotment etc.	<ul style="list-style-type: none"> <li>The Present lessee acquired the said property as Lessee by virtue of a Lease Deed i.e. <ul style="list-style-type: none"> <li>Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas.</li> </ul> </li> </ul>
1.1	If the property has been transferred by way of Gift/Settlement Deed, whether: - The Gift/Settlement Deed is duly stamped and registered;	No the present lessee acquired the said property by virtue of a Lease 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.	The owners have full leasehold rights of 15 years since 2014 upon the said property
2.	If property Lease Hold, then Tenure /un-expired period of Lease.	Yes, the said property is Leasehold for a period of 15 Years since 2014
2.1	Name of the Lessor & Lessee:	Lessor: <b>PRESIDENT OF INDIA</b>  Lessee: <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b>
2.2	Whether Lease deed is registered lease deed, as required under State law/law?	Yes
2.3	Whether Terms and Conditions given in Lease deed complied with & Lease is valid and subsisting?	Yes
2.4	Whether permission is /has been obtained by the Lessee for mortgage? (Please mentioned details of permission) Whether the same is required as per Lease? Effects of Not obtaining?	Yes, Permission to Mortgage issued by <b>GOVERNMENT OF INDIA, through MINISTRY OF COMMERCE &amp; INDUSTRY, DEPARTMENT OF COMMERCE, FALTA SPECIAL ECONOMIC ZONE</b> in the name of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b> , dated 09.12.2014 has been issued
2.5	Any other detrimental Clause in the Lease Deed?	As per the NOC/approval dated 09.12.2014 issued by the Secy, Falta SEZ Authority, the permission is subject to condition that in case of termination of the Lease agreement the validity of such permission shall cease to exist.
2.6	Whether Bank can Enforce the Mortgage against the mortgaged property/Lease hold mortgaged property in case of default?	Yes
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	Yes, the Lessee is a Limited Company namely <b>M/S. VIKRAM SOLAR LIMITED</b> (formerly known as <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> )



	laws and what are the precautions to be taken under Rules or bye Laws?	
3.1.	Whether any resolution for creation of mortgage is necessary? if so, whether taken, give details.	No
3.2.	Details of ROC Search with respect to Charge on Company's land.	During ROC search we have found a Charge Creation upon the said property wherein <b>INDIAN BANK</b> Charge Holder in respect of the said property under the name of <b>VIKRAM SOLAR LIMITED</b> .
4.	<p>In case Ownership devolve through Partition Deed,</p> <p>i. Whether the same is registered under the Law for time being in force and Original thereof is available for deposit?</p> <p>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</p> <p>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.</p> <p>b) The shareholder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share.</p>	<p>No</p> <p>i. Not Applicable</p> <p>ii. Not Applicable</p>
5.	<p>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)?</p> <ul style="list-style-type: none"> <li>What are the documents available for creating mortgage?</li> </ul>	<p>The borrower <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b> is required to create mortgage by way of depositing the following documents: <b>It is pertinent to mention that the same is already mortgaged in favor of Indian Bank , Large Corporate Branch.</b></p> <ul style="list-style-type: none"> <li>Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR -</li> </ul>



	<ul style="list-style-type: none"> <li>What are the documents/records to be taken from Builders/Owners/their bankers?</li> </ul>	<p>IV Alipore, South 24 Parganas executed by <b>THE PRESIDENT OF INDIA</b> in favour of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED.</b></p> <ul style="list-style-type: none"> <li>Permission to Mortgage issued by <b>GOVERNMENT OF INDIA, MINISTRY OF COMMERCE &amp; INDUSTRY, DEPARTMENT OF COMMERCE, FALTA SPECIAL ECONOMIC ZONE</b> in the name of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED.</b></li> </ul>
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.	No
7.	Whether Property belongs to HUF?  Zz 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.	No
8.	In case of devolution of property by a Will, whether the Will has been probated or Letters of Administration is obtained?	Not applicable
9.	In case of Purchase through Sale deed: - Whether the Seller is /was competent to sell?	Not applicable
9.1.	How the Land Owner acquired the Property?	<ul style="list-style-type: none"> <li>The Present owner i.e. the Lessee acquired the said property by virtue of a Lease Deed i.e.</li> </ul>



		➤ Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas
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 ?	No applicable as the property is acquired President of India.
9.3	Whether Seller has transferred clear, legal, marketable & free from all encumbrances title in favour of Present Land Owner?	Not applicable
10.	In case of Transferor is POA Holder. <ul style="list-style-type: none"> <li>• Whether the validity &amp; genuineness of the POA and extent of Powers verified.</li> <li>• Whether the POA is properly executed /stamped/authenticated/ Enforceable as per the Law of the Place.</li> <li>• 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.</li> <li>• Whether Power of Attorney empowers the PA holder to borrow on behalf of the Principal.</li> </ul>	<ul style="list-style-type: none"> <li>• Not Applicable</li> <li>• Not Applicable</li> <li>• Not Applicable</li> <li>• Not Applicable</li> </ul>
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?	Yes and found to be in order
12.	Whether minor's interest is involved in the property? if yes 00Precautions/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 )	Not Applicable
13.	Whether search is made in the registers and the records maintained in the office of Collector and /or revenue authorities/Municipal corporation	



	<p>/Town and Planning Department and the Civil Court (Whichever is applicable) to ensure</p> <p>a) Necessary consent of Civic Body or authority to transfer the property was obtained.</p> <p>b) No litigation in respect of the property to be mortgaged is pending before any Forum.</p> <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 lease 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>a) Not applicable</p> <p>b) No</p> <p>c) No applicable and there are no circumstances which would create doubts or suspicions</p> <p>d) No</p> <p>e) Yes</p> <p>f) Yes</p>
14.	<p>Period upto which you have verified all the current &amp; previous deeds, chain documents, revenue records, Khasra, Nakal /Khatoni &amp; Rin-Pushika (at least for the 13 years in case of</p>	<p>Since 2014 as per the prior to that the property was owned by Falta Economic Zone Authority , under Ministry of Commerce , Govt. of India.</p>



	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?	
15.	Whether you have verified the contents of the Title—deeds? whether any defect is found in the same?	Yes we had verified the contents of the Title Deeds & there were No Defects found.
15.1.	Whether the chain of title deeds is original, complete and genuine?	Not applicable, as there is no chain of title deed.
15.2	Whether title deed contains any restrictive clause in respect of the free transfer.  In case of property purchased by mortgagor is portion of larger extent of property, whether availability of original parent documents confirmed.	Not applicable
15.3	Whether property is demarcated and site plan available, can it be identified from the Schedule of the Title Documents.	Yes
16.	Whether any acquisition proceedings is in progress in the area or proposed to initiate Whether the same will affect the mortgage or transfer of title of units in favour of prospective buyers.	Not Applicable
17.	Whether property is mutated in the name of present Land owners /Transferor & if yes, where?	Yes
17.1.	With revenue authority/Municipal Corporation /DA/MPHB/Nazul (Mention the name of the Document by which it is ascertain)	Yes, under Falta Special Economic Zone, Authority.
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
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?	Yes



21.	<p>If the property is a superstructure like buildings house, flat factory shed etc.</p> <p>a) whether it is located /proposed to be located in an approved Layout.?</p> <p>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.)</p> <p>c) Whether the Plan is approved subject to any condition if so what are the conditions and whether the conditions have been complied with ?</p> <p>d) Whether superstructure is assessed to Tax (In case of ready built superstructure) ?</p> <p>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 )</p>	<p>a) Yes</p> <p>b) Yes</p> <p>c) Not Applicable</p> <p>d) Not Applicable</p> <p>e) Not Applicable</p>
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
23.	Income Tax clearance certificate, if required to be obtained or not required to be obtained in the present case, please specify.	Not required
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?	Yes



25.	<p>Whether RERD Act, 2016 (Real Estate Regulation &amp; Development) is Applicable?</p> <p>a) If so, Whether Registration was done by Developer/ Promoter as per RERD</p> <p>b) Whether dedicated / Escrow account was opened by Developer/Promoter as per RERD Act 2016?</p> <p>c) Whether all the applicable provisions were complied with?</p>	Not Applicable
26.	<p>Investigation in regard to Agricultural Land:</p> <ul style="list-style-type: none"> <li>• Whether the land is under self-cultivation.</li> <li>• If and is owned in different Khatas or is under joint share, give specific share in each khata.</li> <li>• Whether land is mutated in the name of land owner</li> <li>• If consolidation of holdings/acquisition proceedings etc. is in progress in the area whether transfer of land is possible under state enactments.</li> <li>• 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.</li> </ul>	Not Applicable
27	<p>If agricultural land is being offered for mortgage</p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• Whether taking for non-agricultural purposes is possible.</li> </ul>	Not Applicable



	<ul style="list-style-type: none"> <li>Whether there is any hindrance in applicability of SARFAESI Act of the property.</li> </ul>	
28.	Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	As per the court search no Title suit is pending in the court local jurisdiction against the said property.
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	Yes

#### (A) CONCLUSION & OPINION:

15

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED** has 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.	<ul style="list-style-type: none"> <li><b>Original registered</b> Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas executed by <b>THE PRESIDENT OF INDIA</b> in</li> </ul>

Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 004

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com





		<p>favour of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b></p> <ul style="list-style-type: none"> <li>Copy of Permission to Mortgage issued by <b>GOVERNMENT OF INDIA, MINISTRY OF COMMERCE &amp; INDUSTRY, DEPARTMENT OF COMMERCE, FALTA SPECIAL ECONOMIC ZONE</b> in the name of <b>M/S. VIKRAM SOLAR PRIVATE LIMITED</b> presently known as <b>M/S. VIKRAM SOLAR LIMITED</b>, dated 09.12.2014.</li> </ul>
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.	Not applicable
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.	Not applicable
4	Observation	The <b>VIKRAM SOLAR LIMITED</b> has availed the loan by way of creation of the charge of the said property in favour of <b>INDIAN BANK</b> .



Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com



**CERTIFICATE OF TITLE**

1. I/We, Legalglobus, Law firm certify that Sri/Smt./Messrs **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED** 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.

17

**Documents required for creation of mortgage:**

- 1) **Original** Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas executed by **THE PRESIDENT OF INDIA** in favour of **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED**.
- 2) **Copy of** Permission to Mortgage issued by **GOVERNMENT OF INDIA, MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, FALTA SPECIAL ECONOMIC ZONE** in the name of **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED**, dated 09.12.2014.



Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : [www.legalglobus.com](http://www.legalglobus.com)



**Details of enclosure of report:**

1. Deed of Lease recorded in being No. 07790 for the year 2014 registered in the office of DSR – IV Alipore, South 24 Parganas executed by **THE PRESIDENT OF INDIA** in favour of **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED**. 25.09.2014
2. Permission to Mortgage issued by **GOVERNMENT OF INDIA, MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, FALTA SPECIAL ECONOMIC ZONE** in the name of **M/S. VIKRAM SOLAR PRIVATE LIMITED** presently known as **M/S. VIKRAM SOLAR LIMITED**. 09.12.2014



  
Signature of the Advocate

Name of the Advocate:

Place: Kolkata

Date: 20.12.2023

Encl: Search Receipts of RA, DSR & ADSR  
Court Search  
Cersai Search

Office @

Operating Office : 6, Garstin Place, 2nd Floor, Ashoka Chamber, Kolkata - 700 001

Regd. Office : 43/1, Strand Road, 3rd Floor, Room No. 202, Kolkata - 700 007

Cell : 9903334509, 9830069736, Email : support@legalglobus.com

Visit : www.legalglobus.com



No. REGN O 244656

## Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 72056

Date..... 2.11.12

Received from..... G. Dasgupta

On account of copy of Deed No..... 5

Registered in Book No.....

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

For the year—

Of the 1212-23 office R

Copying fee under Article..... 11 Main R 1-302

G (a)..... 11 Rommgar

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets..... 30 ✓

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

Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - III)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 22-12-2023

<b>Serial No of Application</b>	1603016938/2023	<b>Search No</b>	1603016938/2023
<b>Search for the Years</b>	From 2010 To 2023	<b>Record Available</b>	From 23/02/2009 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Ramnagar, Mouza: Neinan, Plot No: RS- 00302		
<b>From whom Received</b>	S SAHA		
<b>Fees Paid under Articles</b>	F1(i) 2 /-	F1(ii)	13 /-

**Search Result:** No Record Found

( Mr Debasish Dhar )

D.S.R. - III SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS





No. REGN BB 110347

## Receipt for Fees Deposited for Search or Inspection

Serial Number of application.....

33647

Date of application .....

21/12/23

Search for the year (s) .....

1993-2023

Name of office to which the record to be searched or inspected relates .....

DR. A. K. Puri

Name of person or property to be searched .....

M. Nainan

Nature of document .....

R/L D-301

Particulars of record to be inspected (year, number, book, volume and page in

case of registered document) .....

From whom received .....

S. Saha

Fees paid under Article —

30/-



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