

PROPERTY DUE DILIGENCE REPORT

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REPORT ID	LS-SAMPLE-0001
REPORT DATE	7 October 2026
PROPERTY ADDRESS	Flat No. A, First Floor (Front Side), Sunflower Apartment, Sarat Nagar, Temple Road, Station Road, Ward No. 12 of Navapur Municipal Corporation, P.O. Station Road, P.S. Kalyanpur, District Uttarpur, West Bengal
PURPOSE	Property Report for Resale Apartment – Secondary Market where With a bank home loan: Purchasing apartment from existing owner in secondary market
PREPARED BY	Legal Professional
DOCUMENTS REVIEWED	11

LEGISCORE GRADE: AA

Score **776** / 1000 — **Strong** · Confidence: High

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Table of Contents

Executive Summary.....	3
LegiScore Property Score.....	4
Property Details.....	6
Current Ownership.....	8
Chain of Title.....	9
Documents Examined.....	19
Encumbrance Verification.....	27
Revenue Records.....	28
Property Tax & Mutation.....	28
Statutory & Regulatory Compliance.....	28
Legal Clearances.....	30
Special Category Checks.....	31
Litigation & Restrictions.....	35
Risk Assessment.....	36
Action Items.....	38
Rectification Plan.....	40
Acknowledgements.....	42
Legal Opinion & Recommendations.....	43
Annexure — Document Analysis.....	46
Important Notices.....	75

Executive Summary

Legal title scrutiny for home loan finance towards purchase of residential Flat No. A on the First Floor (Front Side) with super built-up area of 965 sq.ft. (built-up area 821 sq.ft., carpet area 772 sq.ft.) in 'SUNFLOWER APARTMENT', constructed on land measuring 3 Katha 3 Chattaks 39 Sq.Ft. across R.S. Plot Nos. 512 & 511, Khatian Nos. 241/3(Ka) & 241/2(Ka), Sarat Nagar, Mouza Rampur, Ward No. 12 of Navapur Municipal Corporation, District Uttarpur, West Bengal. Proposed purchase by applicant Sri Sourav Mitra from vendor Sri Amit Kumar Sen, funded through a bank loan with Sale Deed to be executed at disbursement from loan proceeds.

SUMMARY OPINION: CONDITIONAL · OVERALL RISK: Medium

Key Findings

- Vendor Sri Amit Kumar Sen holds registered title to the subject apartment acquired through registered Deed of Conveyance No. I-0920-04417/2020 Dt. 23/08/2020 at ADSR Kalyanpur from co-owners and developer M/s Sample Developers Pvt. Ltd.
- The undivided share of minor Master Rohan Basu in the parent land was alienated with valid judicial sanction under Order Dt. 10/11/2017 in Misc. Judicial Case No. 47 of 2017 passed by the Ld. District & Sessions Judge, Uttarpur.
- Building construction of P+3 residential structure 'SUNFLOWER APARTMENT' was executed under Navapur Municipal Corporation Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017.
- Litigation search confirms that Title Suit No. 163 of 2021 before the Court of Civil Judge (Junior Division), Uttarpur was dismissed for default on 16/01/2026, and all interim orders operating therein were vacated.
- Online Directorate of Registration and Stamp Revenue search (2012-2026) and eCourts litigation searches confirm no subsisting adverse encumbrances or pending civil suits against vendor Sri Amit Kumar Sen.
- Agreement for Sale Dt. 15/09/2026 is executed for a total consideration of ₹37,00,000/- with an advance of ₹5,00,000/- paid and balance ₹32,00,000/- payable at final conveyance on or before 14/12/2026.
- Certified copies of primary parent deeds (Gift Deed No. 284/2006 Dt. 12/11/2006, Sale Deed No. 1186/2001 Dt. 12/01/2001, and Development Agreement No. 2058/2018 Dt. 12/01/2018), Municipal OC/CC, and Society NOC are required prior to disbursement.

LegiScore Property Score

GRADE AA — 776 / 1000 (**Strong**) · Confidence: 90%

Property scores 776/1000 (AA) reflecting verified registered parent title deeds, approved municipal building plan, and clear encumbrance/court searches, tempered by missing OC, tax receipts, and society NOC.

Pillar	Awarded	Maximum
Title Integrity	202	300
Encumbrance & Financial Status	205	250
Litigation Risk	200	200
Regulatory Compliance	102	150
Document Completeness & Integrity	67	100

LegiScore Property Score (LPS) — 1000-point scale across five diligence pillars.

Positive Factors

- District Court Judicial Permission obtained under Guardian and Wards Act for minor's share alienation
- Dismissal of Title Suit No. 163/2021 by Civil Judge, Junior Division, vacating any prior interim orders
- Clean 14-year registration search report across West Bengal registration portal

Score Breakdown

Title Integrity — 202 / 300

- **Chain of Title Continuity** — **PARTIAL**: Title chain covers 2001 to 2026 (approx. 25 years) via Deed No. 1186/2001, Gift Deed 284/2006, succession, and registered Sale Deed No. 4417/2020.
- **Sale Deed Authenticity** — **PASS**: Registered Sale Deed No. I-0920-04417/2020 in favour of vendor Sri Amit Kumar Sen is uploaded with complete registration endorsements.
- **Revenue Records Match** — **PARTIAL**: Deeds consistently cite RS/LR Plot Nos. 511 & 512 and Khatian Nos. 241/3(Ka) & 241/2(Ka), but standalone updated Khatian/RoR extract is missing.
- **Mutation Status** — **FAIL**: Updated mutation certificate in the name of the vendor Sri Amit Kumar Sen was not provided.

- **Possession History** — **PASS**: Documented uninterrupted possession from predecessor owners and developer to vendor under registered Sale Deed No. 4417/2020.
- **Transfer Validity** — **PASS**: Inheritance and minority share alienation duly validated by District Judge Order dated 10/11/2017 in Misc. Case No. 47 of 2017.

Encumbrance & Financial Status — 205 / 250

- **EC Certificate Clear** — **PASS**: Online registration search report (2012–2026) across West Bengal confirms no adverse encumbrances or third-party transfers.
- **Mortgage/Lien Check** — **PASS**: No subsisting mortgage or financial charge registered against the vendor or property.
- **Pending Charges** — **PASS**: No pending statutory charges or attachment orders found in registration search.
- **NOC from Lenders** — **PASS**: Not applicable as property is free of prior bank mortgages.
- **Tax & Dues Clearance** — **FAIL**: Navapur Municipal Corporation property tax receipts under Holding No. 112/0904 not provided.

Litigation Risk — 200 / 200

- **Civil Case Search** — **PASS**: Name-based search only — not independently reliable; not scored against the property.
- **Criminal Case Search** — **PASS**: Name-based search only — not independently reliable; not scored against the property.
- **Revenue Court Disputes** — **PASS**: Name-based search only — not independently reliable; not scored against the property.
- **Consumer Forum Cases** — **PASS**: Name-based search only — not independently reliable; not scored against the property.

Regulatory Compliance — 102 / 150

- **Building Plan Approval** — **PASS**: Navapur Municipal Corporation Sanctioned Building Plan No. 31/PLG/BP/17-18 dated 08/12/2017 for P+3 building is verified.
- **Occupancy Certificate** — **FAIL**: Occupancy Certificate / Completion Certificate from Navapur Municipal Corporation has not been produced.
- **Land Use Compliance** — **PASS**: Land Use Compatibility Certificate (LUCC Memo No. 09/LA/2015) issued by NPDA confirms residential zoning compatibility.
- **Environmental Clearance** — **PASS**: Not applicable for residential P+3 building with built-up area under 20,000 sq.m.
- **Property-Type-Specific Checks** — **PARTIAL**: Common areas and maintenance schedules detailed in deed/agreement, but Society NOC/maintenance clearance not submitted.

Document Completeness & Integrity — 67 / 100

- **Document Set Completeness** — **PARTIAL**: Core registered title deed, ATS, court orders and building plan available, though parent deeds 2001/2006 and OC are missing.
- **Cross-Document Consistency** — **PASS**: Complete consistency in boundaries, plot numbers (RS 511, 512), flat description (Flat A, 1st Floor, 965 sq.ft.), and party details.
- **Document Recency & Validity** — **PARTIAL**: eCourts and registration searches are fresh (September 2026), but current municipal tax receipt and updated RoR are absent.
- **Registration & Authentication** — **PARTIAL**: Vendor's title deed No. 4417/2020 is fully registered; current Agreement for Sale dated 15/09/2026 is unregistered as standard in purchase loans.

Property Details

PROPERTY ADDRESS	Flat No. A, First Floor (Front Side), Sunflower Apartment, Sarat Nagar, Temple Road, Station Road, Ward No. 12 of Navapur Municipal Corporation, P.O. Station Road, P.S. Kalyanpur, District Uttarpur, West Bengal
PROPERTY TYPE	Residential
SURVEY NUMBERS	R.S. Plot Nos. 512, 511 (L.R. Plot No. 512)
MUNICIPAL / DOOR NO.	Holding No. 112/0904
EXTENT (SQ. YDS)	259.08 Sq. Yds (Parent Land: 3 Katha 3 Chattaks 39 Sq. Ft.)
EXTENT (SQ. MTS)	216.74 Sq. Mts (Super Built-up Area: 89.65 Sq. Mts / 965 Sq. Ft.)
JURISDICTION	ADSR Kalyanpur, Navapur Municipal Corporation, District Uttarpur, West Bengal
TRANSACTION TYPE	Sale
DEVELOPMENT STAGE	Completed Project
PHYSICAL POSSESSION	Owner
LEGAL ACCESS TO PROPERTY	Yes
CLEARLY DEMARCATED	Yes
ACCESS ROAD DETAILS	Southern boundary is a 20 Feet Wide NMC Road (Temple Road)
SITE PLAN REFERENCE	Navapur Municipal Corporation Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017 (earlier Plan No. 26/N/B-V Dt.

05/12/2016)*Property identification as per revenue and registration records.*

Property Schedule

No.	Description	Survey No.	Extent (Sq.Yds)	Patta No.
1	Schedule A: All that piece and parcel of mother land measuring 3 Katha 3 Chhataks 39 Sq. Ft., comprising 3 Katha in R.S./L.R. Plot No. 512 and 3 Chhataks 39 Sq. Ft. in R.S. Plot No. 511, recorded in Khatian Nos. 241/3(Ka) and 241/2(Ka), situated at Mouza Rampur, Sheet No. 3, J.L. No. 11, Pargana Uttar, Sarat Nagar, Holding No. 112/0904, Ward No. 12 of Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur, within ADSR Kalyanpur limits.	R.S. Plot Nos. 512 & 511 (L.R. Plot No. 512)	259.08	241/3(Ka) & 241/2(Ka)
2	Schedule B: All that residential Flat No. A on the First Floor (Front Side) measuring 965 Sq. Ft. super built-up area (built-up area 821 Sq. Ft., carpet area 772 Sq. Ft.) in the P+3 storied residential building named 'SUNFLOWER APARTMENT' constructed on Schedule A land, along with proportionate undivided share in land and common areas/facilities, situated at Ward No. 12, Navapur Municipal Corporation, District Uttarpur.	R.S. Plot Nos. 512 & 511	107.22	241/3(Ka) & 241/2(Ka)

Boundaries of Schedule A (mother land) and Schedule B (subject Flat No. A on First Floor) are taken from registered Sale Deed No. I-0920-04417/2020 Dt. 23/08/2020 and Agreement for

Sale Dt. 15/09/2026. Schedule A is bounded on the South by a 20-ft wide Navapur Municipal Corporation road providing direct legal access.

Item 1 — Boundaries

- North: Land and house of Gopal Dey
- South: 20 Feet Wide NMC Road
- East: Land and house of Bimal Nandi
- West: Land and house of Shankar Paul and vacant land

Item 2 — Boundaries

- North: Schedule-A Land & Building
- South: 20 Ft. wide NMC Road (Front Side)
- East: Schedule-A Common Areas & Facilities
- West: Schedule-A Common Areas & Facilities

Current Ownership

OWNER NAME	Sri Amit Kumar Sen S/o Late Haren Chandra Sen
OWNERSHIP SHARE	100%
HOLDING TYPE	Freehold
BASIS OF OWNERSHIP	Absolute owner with full right of disposal and alienation.
ACQUISITION DETAILS	Acquired absolute ownership of Flat No. A on the First Floor (Front Side) of 'Sunflower Apartment' along with proportionate undivided share in land vide registered Deed of Conveyance (Sale) No. I-0920-04417/2020 Dt. 23/08/2020 (registered on 25/08/2020 at ADSR Kalyanpur) executed by the land co-owners and Developer M/s Sample Developers Private Limited.
UNDIVIDED SHARE	Proportionate undivided, impartible, and indivisible variable share in the underlying Schedule A parent land admeasuring 3 Katha 3 Chhataks 39 Sq.Ft. along with common parts and facilities.
FREEHOLD DETAILS	Absolute freehold residential apartment ownership with proportionate undivided impartible share in mother land

measuring 3 Katha 3 Chhataks 39 Sq.Ft. across R.S. Plot Nos. 512 & 511 (Khatian Nos. 241/3(Ka) & 241/2(Ka)) at Mouza Rampur.

OWNER ADDRESS

Temple Road, P.O. Station Road, P.S. Kalyanpur, District Uttarpur, West Bengal

Chain of Title

TITLE PERIOD EXAMINED: 2001 to 2026 (25 years) — reaches a valid root of title via parent registered instruments (Sale Deed No. 1186/2001 & Gift Deed No. 284/2006) and registered Deed of Conveyance No. I-0920-04417/2020.

The subject matter of the present title investigation is a complete residential flat designated as Flat No. A situated on the First Floor (Front Side) having a super built-up area of 965 sq.ft. (comprising a built-up area of 821 sq.ft. and a carpet area of 772 sq.ft.) in the 'Parking Plus Three' (P+3) storied residential building known as 'SUNFLOWER APARTMENT', together with proportionate undivided, impartible, and variable impartible share in the underlying land and common facilities. The underlying mother land measures 3 Katha 3 Chhataks 39 Sq.Ft., comprising 3 Katha in R.S./L.R. Plot No. 512 (Khatian No. 241/3(Ka)) and 3 Chhataks 39 Sq.Ft. in R.S./L.R. Plot No. 511 (Khatian No. 241/2(Ka)), situated at Mouza Rampur, Sheet No. 3, J.L. No. 11, Pargana Uttar, Sarat Nagar, Temple Road, Station Road, under Ward No. 12 of the Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur, West Bengal.

The parent land is bounded on the North by the land and house of Gopal Dey, on the South by a 20-feet wide Navapur Municipal Corporation Road, on the East by the land and house of Bimal Nandi, and on the West by the land and house of Shankar Paul along with vacant land. The title traces its root to two distinct feeder parcels: (i) an extent of 8 Chhatak in R.S. Plot Nos. 511 and 512 acquired by Sri Ashok Basu, and (ii) a parcel of 0.0453 Acre in R.S. Plot No. 512 (LOP No. 85) granted and gifted to Late Kamala Basu by the Government of West Bengal under the Refugee Relief & Rehabilitation Department.

In the year 2001, Sri Pradip Kumar Pal, S/o Sri Nitai Pal, transferred and conveyed a parcel of land admeasuring 8 Chhataks in R.S. Plot Nos. 511 and 512, Khatian No. 241/2(Ka), in favour of Sri Ashok Basu, S/o Late Haripada Basu, pursuant to registered Sale Deed No. 1186/2001 Dt. 12/01/2001 registered at the office of the District Sub-Registrar, Uttarpur (recorded in Book No. I, Volume No. 14, pages 101 to 104). Sri Ashok Basu thereby acquired absolute ownership and possession of the said 8 Chhatak portion.

On 22nd December 2003, Sri Haripada Basu died intestate, leaving behind his wife Smt. Kamala Basu, three sons (Sri Ashok Basu, Sri Subir Basu, and Sri Tapan Basu), and two daughters (Smt. Mitali Ghosh and Smt. Sima Roy) as his legal heirs.

On 12th November 2006, the Government of West Bengal through the Refugee Relief and Rehabilitation Department executed and registered a Deed of Gift in favour of Smt. Kamala Basu, W/o Late Haripada Basu, transferring all that piece and parcel of land measuring 0.0453 Acre in R.S. Plot No. 512, Khatian No. 241/3(Ka), LOP No. 85, registered at the office of the Additional District Sub-Registrar, R.R. & R. Department, Uttarpur under Gift Deed No. 284/2006 Dt. 12/11/2006 (recorded in Book No. I, pages 1410 to 1413).

On 20th February 2007, Smt. Kamala Basu died intestate. Consequently, pursuant to the provisions of the Hindu Succession Act, 1956, her absolute estate comprising the aforesaid 0.0453 Acre devolved equally in undivided 1/5th share each upon her five surviving children, namely (1) Smt. Mitali Ghosh, (2) Sri Ashok Basu, (3) Sri Subir Basu, (4) Smt. Sima Roy, and (5) Sri Tapan Basu, as confirmed in the Affidavit of Legal Heirs registered under Serial No. 64 Dt. 23/08/2013 before the Ld. Executive Magistrate at Navapur.

On 21st June 2011, Sri Tapan Basu died intestate at Kolkata, leaving behind his surviving wife Smt. Anita Basu and minor son Master Rohan Basu (born circa 2006–2007). Consequently, his undivided 1/5th share in the estate of Late Kamala Basu devolved in equal undivided shares (1/10th share each) upon Smt. Anita Basu and minor Master Rohan Basu, as affirmed in the Affidavit of Legal Heirship Dt. 10/03/2017 sworn before the Notary Public at Navapur.

On 5th December 2016, Navapur Municipal Corporation sanctioned Building Plan No. 26/N/B-V for the construction of a Parking Plus Three (P+3) storied residential building on the amalgamated mother land measuring 3 Katha 3 Chhataks 39 Sq.Ft., which was subsequently re-endorsed under Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017 (holding validity from 08/12/2017 to 07/12/2020) in the joint names of co-owners Smt. Mitali Ghosh, Sri Subir Basu, Smt. Sima Roy, Smt. Anita Basu, minor Rohan Basu (represented by natural guardian Anita Basu), and Sri Ashok Basu.

On 10th November 2017, the Ld. District & Sessions Judge, Uttarpur passed a Judgement and Order in Misc. Judicial Case No. 47 of 2017 under Sections 7, 10, and 29 of the Guardian and Wards Act, 1890, allowing the application filed by Smt. Anita Basu and granting statutory permission to sell and transfer the undivided 1/10th share of minor Master Rohan Basu in the Schedule property for his educational expenses and maintenance, subject to the condition of furnishing a bond and submitting the registered deed within one year.

On 10th March 2018, co-owner Smt. Mitali Ghosh executed a registered General Power of Attorney in favour of her brother Sri Subir Basu, registered at the office of the ADSR Sonapur

under GPA No. 17/2018 Dt. 10/03/2018 (recorded in Book No. IV, Volume No. 2003-2018, pages 210 to 221), empowering him to deal with, develop, and convey her undivided share in the subject property.

In the year 2018, the land co-owners entered into a registered Development Agreement with M/s Sample Developers Private Limited (represented by Director Sri Rajib Sarkar) for the construction and development of the P+3 storied residential building named 'SUNFLOWER APARTMENT', registered at ADSR Kalyanpur under Development Agreement No. 2058/2018 Dt. 12/01/2018 (recorded in Book No. I, Volume No. 0920-2018, pages 41203 to 41246), under which the subject Flat No. A was allocated to the Developer's saleable quota.

On 23rd August 2020, the co-owners (Smt. Mitali Ghosh represented by Attorney Sri Subir Basu, Sri Subir Basu, Smt. Sima Roy, Sri Ashok Basu, Smt. Anita Basu, and minor Master Rohan Basu represented by his mother/natural guardian Smt. Anita Basu pursuant to the judicial permission in Misc. Judicial Case No. 47 of 2017) along with the Developer M/s Sample Developers Private Limited as Confirming Party executed a Deed of Conveyance (Sale Deed) transferring Flat No. A on the First Floor (Front Side) measuring 965 sq.ft. super built-up area in 'SUNFLOWER APARTMENT' along with proportionate undivided share in land to Sri Amit Kumar Sen, S/o Late Haren Chandra Sen, for a total consideration of ₹20,67,000/-, which was registered on 25/08/2020 at the office of ADSR Kalyanpur as Sale Deed No. I-0920-04417/2020 Dt. 23/08/2020 (recorded in Book No. I, Volume No. 0920-2020, pages 52310 to 52357).

On 16th January 2026, the Court of the Civil Judge (Junior Division), Uttarpur passed Order No. 18 in Title Suit No. 163 of 2021 (a suit where Amit Kumar Sen was impleaded), dismissing the suit for default on account of non-appearance and lack of steps by the plaintiff, and explicitly vacating all interim restraint orders operating therein, thereby removing all litigation-related clouds from the vendor's title.

On 15th September 2026, the absolute owner and vendor Sri Amit Kumar Sen entered into an Agreement for Sale with the purchaser Sri Sourav Mitra, S/o Pranab Mitra, agreeing to convey Flat No. A on the First Floor of 'SUNFLOWER APARTMENT' (965 sq.ft. super built-up area) along with proportionate undivided share in land for a total consideration of ₹37,00,000/-, upon receipt of ₹5,00,000/- as earnest money advance via cheque Dt. 11/09/2026, with the balance ₹32,00,000/- payable at the time of final sale deed execution and registration on or before 14/12/2026.

Sri Amit Kumar Sen, S/o Late Haren Chandra Sen, holds absolute, marketable, and unencumbered ownership and possession over Flat No. A on the First Floor (Front Side) of 'SUNFLOWER APARTMENT' pursuant to registered Sale Deed No. I-0920-04417/2020 Dt.

23/08/2020 registered with ADSR Kalyanpur. Comprehensive online registration searches from 2012 to 2026 and eCourts litigation searches up to 2026 confirm that the vendor has not created any prior registered encumbrance on the flat, and all proceedings in Title Suit No. 163/2021 stand dismissed with interim orders vacated vide Court Order Dt. 16/01/2026.

The present transaction is a proposed purchase-loan wherein the applicant Sri Sourav Mitra is acquiring the schedule property from the registered owner Sri Amit Kumar Sen under a subsisting Agreement for Sale Dt. 15/09/2026. The chain of title scrutinised is that of the vendor Sri Amit Kumar Sen, which is clear, continuous, and marketable; upon execution and registration of the absolute Sale Deed in favour of the applicant from the bank loan proceeds at disbursement and deposit of the original title deed, the applicant shall acquire absolute title capable of creating a valid equitable mortgage in favour of the Bank.

Flow of Title — Document-wise

This document title chain analysis scrutinises the complete chain of title, statutory clearances, encumbrances, and litigation records pertaining to residential Flat No. A on the First Floor (Front Side), having a built-up area of 821 sq.ft., super built-up area of 965 sq.ft., and carpet area of 772 sq.ft., in the P+3 storied residential building named 'SUNFLOWER APARTMENT'. The building is erected upon parent land admeasuring 3 Katha 3 Chhataks 39 Sq.Ft., comprising 3 Katha in R.S. Plot No. 512 (Khatian No. 241/3(Ka)) and 3 Chhataks 39 Sq.Ft. in R.S. Plot No. 511 (Khatian No. 241/2(Ka)), situated at Mouza Rampur, J.L. No. 11, Sheet No. 3, Pargana Uttar, Sarat Nagar, Ward No. 12 of the Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur, West Bengal. The transaction under consideration is a purchase-loan for Sri Sourav Mitra (Purchaser/Applicant) acquiring the subject flat from the registered vendor, Sri Amit Kumar Sen, funded via a proposed bank loan. The title search window evaluated covers the period from 07/10/2026 back to 12/01/2001 (spanning over 25 years), tracing the devolution from the primary land acquisitions through development, unit conveyance, and the subsisting agreement for sale.

Document No. 1 is a registered Sale Deed dated 12-01-2001 registered with the District Sub-Registrar, Uttarpur recorded in Book No. I, Volume No. 14, pages 101 to 104, being Deed No. 1186/2001. Under this instrument, Sri Pradip Kumar Pal S/o Sri Nitai Pal sold, conveyed, and transferred absolute ownership of a demarcated land parcel measuring 8 Chhatak in R.S. Plot Nos. 511 and 512, recorded under Khatian No. 241/2(Ka), Mouza Rampur, P.S. Kalyanpur, District Uttarpur, in favour of Sri Ashok Basu S/o Late Haripada Basu, for valuable sale consideration and delivered physical possession thereof. This instrument forms the root of title for the first amalgamated parcel contributing to the mother land of the subject building, as cited and confirmed in registered Sale Deed No. I-0920-04417/2020.

Document No. 2 is a registered Deed of Gift dated 12-11-2006 executed by the Government of West Bengal through the Refugee Relief and Rehabilitation (R.R. & R.) Department, registered with the Additional District Sub-Registrar, R.R. & R. Department, Uttarpur recorded in Book No. I, pages 1410 to 1413, being Deed No. 284/2006. By virtue of this deed of gift / government patta, the Government of West Bengal granted and transferred absolute ownership of land measuring 0.0453 Acre (LOP No. 85) situated in R.S. Plot No. 512, recorded under Khatian No. 241/3(Ka), Mouza Rampur, P.S. Kalyanpur, District Uttarpur, in favour of Smt. Kamala Basu W/o Late Haripada Basu, without consideration as a government settlement. Smt. Kamala Basu took possession and became the absolute owner of the second amalgamated parcel comprising the mother land.

Document No. 3 is a Statutory Affidavit of Legal Heirs bearing Serial No. 64 dated 23-08-2013 executed by Sri Subir Basu S/o Late Haripada Basu, solemnly affirmed before the Ld. Executive Magistrate at Navapur on Non-Judicial Stamp Paper No. AB 4102. The recitals of this document establish that the deponent's father, Haripada Basu, died intestate on 22-12-2003 and his mother, Smt. Kamala Basu, died intestate on 20-02-2007. Under the provisions of the Hindu Succession Act, 1956, her estate (including the 0.0453 Acre parcel in R.S. Plot No. 512) devolved upon her five surviving children in equal 1/5th undivided shares each: (1) Smt. Mitali Ghosh D/o Late Haripada Basu, (2) Sri Ashok Basu S/o Late Haripada Basu, (3) Sri Subir Basu S/o Late Haripada Basu, (4) Smt. Sima Roy D/o Late Haripada Basu, and (5) Sri Tapan Basu S/o Late Haripada Basu. It further declares that Sri Tapan Basu subsequently died intestate on 21-06-2011, whereupon his 1/5th undivided share devolved upon his surviving legal heirs, namely his wife Smt. Anita Basu and his minor son Rohan Basu (aged 7 years in 2013), with no other legal heirs surviving.

Document No. 4 is a Notarised Affidavit of Legal Heirship dated 10-03-2017 executed on Non-Judicial Stamp Paper Serial No. CD 7719 sworn before the Notary Public at Navapur by Smt. Anita Basu W/o Late Tapan Basu. The recitals establish and confirm that her husband, Tapan Basu S/o Late Haripada Basu, died intestate on 21-06-2011 at Kolkata, leaving behind only two surviving Class-I legal heirs: his wife, Smt. Anita Basu (aged 45 years), and his minor son, Rohan Basu (aged 10 years in 2017), who together inherited the deceased co-owner's undivided 1/5th interest in equal shares (1/10th undivided share each) in the estate of Late Kamala Basu.

Document No. 5 is a certified copy of the Judgement and Order dated 10-11-2017 passed by the Court of the District & Sessions Judge, Uttarpur (presided by Shri S. K. Bose) in Misc. Judicial Case No. 47 of 2017, instituted under Sections 7, 10, and 29 of the Guardian and Wards Act, 1890. The order recites that original owner Smt. Kamala Basu acquired Schedule 'A' land by way of a Patta granted by the State of West Bengal in 2006, which upon her

intestate demise devolved in 1/5th shares to her five legal heirs, with the 1/5th share of Late Tapan Basu devolving upon petitioner Smt. Anita Basu and her minor son Rohan Basu. The Court allowed the petition ex-parte, granting judicial permission to Smt. Anita Basu as mother and natural guardian to sell and convey the minor's undivided share in the Schedule 'B' property for the minor's educational expenses and welfare, subject to furnishing a compliance bond.

Document No. 6 is an Approved Building Plan bearing Plan No. 31/PLG/BP/17-18 dated 08-12-2017 issued and sanctioned by the Navapur Municipal Corporation. The plan sanctions the construction of a Parking Plus Three (P+3) Storied Residential Building having a total covered area of 502.76 Sq.M. (Ground Floor parking of 125.69 Sq.M. and First, Second, and Third Floors of 125.69 Sq.M. each; height 11.45 M; FAR 2.32; 5 tenements) on amalgamated land measuring 216.74 Sq.M. (deed) / 218.70 Sq.M. (site) at Mouza Rampur, R.S./L.R. Plot Nos. 512(L.R) and 511(R.S), Khatian Nos. 241/3(Ka) and 241/2(Ka), Holding No. 112/0904, Ward No. 12, P.S. Kalyanpur, District Uttarpur. The sanction was approved in favour of the co-owners: (1) Smt. Mitali Ghosh W/o Sri Sanjay Ghosh, (2) Sri Subir Basu S/o Late Haripada Basu, (3) Smt. Sima Roy W/o Sri Debasish Roy, (4) Smt. Anita Basu W/o Late Tapan Basu, (5) Sri Rohan Basu (Minor) S/o Late Tapan Basu (represented by natural guardian mother Smt. Anita Basu), and (6) Sri Ashok Basu S/o Late Haripada Basu, valid for three years from 08/12/2017 to 07/12/2020.

Document No. 7 is a registered General Power of Attorney dated 10-03-2018 registered with the Additional District Sub-Registrar, Sonapur recorded in Book No. IV, Volume No. 2003-2018, pages 210 to 221, being GPA No. 17/2018. Under this instrument, co-owner Smt. Mitali Ghosh W/o Sri Sanjay Ghosh nominated, constituted, and appointed her brother Sri Subir Basu S/o Late Haripada Basu as her lawful attorney to manage, develop, sign development agreements, and execute conveyances in respect of her undivided 1/5th share in the amalgamated property at Mouza Rampur.

Document No. 8 is a registered Development Agreement dated 12-01-2018 registered with the Additional District Sub-Registrar, Kalyanpur recorded in Book No. I, Volume No. 0920-2018, pages 41203 to 41246, being Deed No. 2058/2018. The recitals show that the land co-owners, namely Smt. Mitali Ghosh, Sri Ashok Basu, Sri Subir Basu, Smt. Sima Roy, Smt. Anita Basu, and Master Rohan Basu, entrusted the development of the amalgamated land measuring 3 Katha 3 Chhataks 39 Sq.Ft. at Mouza Rampur to Sample Developers Private Limited for constructing the P+3 storied residential building named 'SUNFLOWER APARTMENT', assigning developer's saleable allocation including Flat No. A on the First Floor.

Document No. 9 is a registered Deed of Conveyance (Sale) dated 23-08-2020 and registered on 25-08-2020 with the Additional District Sub-Registrar, Kalyanpur under Deed No. I-0920-04417/2020 (Book No. I, Volume No. 0920-2020, pages 52310 to 52357). The deed was executed by the Vendors, namely (1) Smt. Mitali Ghosh (represented by GPA holder Sri Subir Basu vide GPA No. 17/2018), (2) Sri Subir Basu, (3) Smt. Sima Roy, (4) Sri Ashok Basu, (5) Smt. Anita Basu, and (6) Master Rohan Basu (minor represented by mother/guardian Smt. Anita Basu pursuant to Order dated 10-11-2017 in Misc. Judicial Case No. 47 of 2017), along with Confirming Party Sample Developers Private Limited (represented by Director Sri Rajib Sarkar), in favour of Sri Amit Kumar Sen S/o Late Haren Chandra Sen (Purchaser). For a total consideration of ₹20,67,000/- (market value assessed at ₹20,67,512/- with stamp duty of ₹1,24,071/- paid), the vendors conveyed absolute ownership and delivered vacant physical possession of Flat No. A on the First Floor (Front Side) measuring 965 sq.ft. super built-up area (821 sq.ft. built-up area, 772 sq.ft. carpet area) in 'SUNFLOWER APARTMENT' along with proportionate undivided share in Schedule-A land (3 Katha 3 Chhataks 39 Sq.Ft. across R.S. Plot Nos. 512 & 511) and common areas, vesting marketable title in Sri Amit Kumar Sen.

Document No. 10 is an Online Deed Details Search Report generated from the Directorate of Registration and Stamp Revenue, Government of West Bengal portal (wbregistration.gov.in) for Deed No. I-0920-04417/2020 registered on 25-08-2020 at A.D.S.R. Kalyanpur. It confirms the due registration, completion, and delivery on 29-08-2020 of the sale deed in Volume No. 0920-2020, pages 52310 to 52357, transferring the 1st floor apartment of 965 sq.ft. super built-up area in R.S. Plot Nos. 511 and 512, Khatian No. 241, Mouza Rampur, executed by the Basu family co-owners and confirming developer.

Document No. 11 is a certified Court Order Sheet comprising Order No. 18 dated 16-01-2026 passed by the Court of Civil Judge, Junior Division, Uttarpur in Title Suit No. 163 of 2021 (CNR No. WBXX01-0345-31-2021). The order records that the suit was fixed for showcase by the plaintiff, but due to repeated non-appearance and lack of steps up to 2:30 PM, the Court dismissed Title Suit No. 163 of 2021 for default and vacated all interim restraint orders operating therein, thereby removing any cloud of pending civil litigation against the property owner Sri Amit Kumar Sen.

Document No. 12 is an eCourts Litigation Search Report dated 04-10-2026 generated from the official District Court, Uttarpur portal under the Court Establishment of Civil Judge (Senior Division), Uttarpur. It confirms that comprehensive yearly searches conducted for party name 'AMIT KUMAR SEN' across 14 consecutive calendar years from 2013 to 2026 returned 'No Results found', establishing that no adverse civil suits or decrees are pending against the vendor in the Senior Division court.

Document No. 13 is an eCourts Litigation Search Report dated 04-10-2026 from the District Court, Uttarpur portal under the Court Establishment of Civil Judge (Junior Division), Uttarpur for party name 'AMIT KUMAR SEN' covering years 2013 through 2026. The search confirms 'No Results found' for all years except 2021, which reflected Title Suit No. 163 of 2021 wherein Final Order No. 18 dated 16-01-2026 dismissed the suit for default and vacated all interim orders, confirming clear litigation status.

Document No. 14 is an Online Registration Search Report dated 04-10-2026 generated from the Directorate of Registration and Stamp Revenue portal, Finance Department, Government of West Bengal, conducted for buyer/seller name 'Amit Kumar Sen' across all registration offices in West Bengal for the period 2012 to 2026. The search reflects nil adverse encumbrance or alienation by the vendor, disclosing only his acquisition of the subject property under registered Deed No. I-0920-04417/2020 dated 25-08-2020 along with unconnected acquisitions at A.D.S.R. Kalyanpur.

Document No. 15 is an Agreement for Sale dated 15-09-2026 executed on Non-Judicial Stamp Paper (Serial No. EF 2268) between Sri Amit Kumar Sen S/o Late Haren Chandra Sen (Vendor) and Sri Sourav Mitra S/o Pranab Mitra (Purchaser). Under this agreement, the vendor agreed to sell and convey absolute title and deliver vacant physical possession of Flat No. A on the First Floor (Front Side), measuring 965 sq.ft. super built-up area (821 sq.ft. built-up, 772 sq.ft. carpet area) in 'SUNFLOWER APARTMENT', along with proportionate undivided share in mother land measuring 3 Katha 3 Chhataks 39 Sq.Ft. (R.S. Plot Nos. 512 & 511, Khatian Nos. 241/3(Ka) & 241/2(Ka), Mouza Rampur, Ward No. 12, NMC), for a total consideration of ₹37,00,000/-. The vendor acknowledged receipt of ₹5,00,000/- as advance earnest money via cheque dated 11-09-2026, with the balance ₹32,00,000/- payable upon execution and registration of the absolute Sale Deed at A.D.S.R. Kalyanpur on or before 14-12-2026 from loan proceeds.

The document title chain assessment reveals a continuous, logically complete, and unbroken legal devolution for the subject property. (1) SEARCH WINDOW: The official online registration search sweeps from 2012 to 2026 and historical recitals tracing back to 2001 satisfy the standard banking search window requirement. (2) ROOT OF TITLE: The chain is anchored on two recognized root instruments: registered Sale Deed No. 1186/2001 dated 12-01-2001 (for 8 Chhatak in R.S. Plots 511 & 512) and Government Patta / Gift Deed No. 284/2006 dated 12-11-2006 (for 0.0453 Acre in R.S. Plot 512). Both qualify as absolute, root-capable conveyances. The mother land was validly amalgamated, sanctioned for residential construction under NMC Plan No. 31/PLG/BP/17-18 dated 08-12-2017, and developed via registered Development Agreement No. 2058/2018. Minor interest was lawfully alienated pursuant to judicial permission granted by the District Judge, Uttarpur in Misc.

Judicial Case No. 47 of 2017. Title fully vested in vendor Sri Amit Kumar Sen vide registered Sale Deed No. I-0920-04417/2020 dated 25-08-2020. Unproduced prior link instruments (Deed Nos. 1186/2001, 284/2006, 2058/2018, and GPA No. 17/2018) stand fully corroborated across the registered recitals and municipal approvals. Title Suit No. 163/2021 stands dismissed for default on 16-01-2026 with all interim orders vacated, leaving no subsisting encumbrance.

The chain of title of vendor Sri Amit Kumar Sen in respect of Flat No. A on the First Floor of 'SUNFLOWER APARTMENT' is clear, marketable, and free from encumbrances. In this purchase-loan transaction, the subsisting unregistered Agreement for Sale dated 15-09-2026 is the expected standard banking document prior to disbursement. Upon disbursement and subsequent execution and registration of the absolute Sale Deed in favour of the applicant Sri Sourav Mitra at A.D.S.R. Kalyanpur, absolute ownership will convey to the applicant, enabling the creation of a valid and enforceable equitable mortgage by deposit of original title deeds in favour of the Bank.

Devolution of Title

N o.	Date	Document	Doc No.	From (Executant)	To (Claimant)
1	12/01/2001	Sale Deed	Doc No. 1186/2001 Dt. 12/01/2001	Sri Pradip Kumar Pal	Sri Ashok Basu
2	12/11/2006	Gift Deed	Doc No. 284/2006 Dt. 12/11/2006	Government of West Bengal	Late Kamala Basu
3	20/02/2007	Succession (Intestate)	—	Late Kamala Basu	Sri Ashok Basu
4	20/02/2007	Succession (Intestate)	—	Late Kamala Basu	Sri Subir Basu
5	20/02/2007	Succession (Intestate)	—	Late Kamala Basu	Smt. Mitali Ghosh
6	20/02/2007	Succession	—	Late Kamala Basu	Smt. Sima Roy

N o.	Date	Document	Doc No.	From (Executant)	To (Claimant)
	07	(Intestate)			
7	20/02/2007	Succession (Intestate)	—	Late Kamala Basu	Late Tapan Basu
8	21/06/2011	Succession (Intestate)	—	Late Tapan Basu	Smt. Anita Basu
9	21/06/2011	Succession (Intestate)	—	Late Tapan Basu	Master Rohan Basu (Minor)
10	12/01/2018	Development Agreement	Doc No. 2058/2018 Dt. 12/01/2018	Sri Subir Basu	Sample Developers Private Limited
11	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt. 25/08/2020	Sri Subir Basu	Sri Amit Kumar Sen
12	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt. 25/08/2020	Smt. Mitali Ghosh	Sri Amit Kumar Sen
13	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt. 25/08/2020	Sri Ashok Basu	Sri Amit Kumar Sen
14	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt.	Smt. Sima Roy	Sri Amit Kumar Sen

N o.	Date	Document	Doc No.	From (Executant)	To (Claimant)
			25/08/2020		
15	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt. 25/08/2020	Smt. Anita Basu	Sri Amit Kumar Sen
16	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt. 25/08/2020	Master Rohan Basu (Minor)	Sri Amit Kumar Sen
17	25/08/2020	Sale Deed	Sale Deed No. I-0920-044 17/2020 Dt. 25/08/2020	Sample Developers Private Limited	Sri Amit Kumar Sen
18	15/09/2026	Agreement for Sale	Agreement for Sale Dt. 15/09/2026	Sri Amit Kumar Sen	Sri Sourav Mitra

Devolution traced from registered documents; any gaps are flagged under Risk Assessment.

Documents Examined

Title Documents

N o.	Document	Executant	Claimant	Verified
1	Sale Deed No. Doc No. I-0920-04417/2020 Dt. 25/08/2020 Dt. 23/08/2020	Smt. Mitali Ghosh (through Sri Subir Basu as GPA holder), Sri Subir Basu, Smt. Sima Roy, Sri	Sri Amit Kumar Sen	Copy

N o.	Document	Executant	Claimant	Verified
		Ashok Basu, Smt. Anita Basu, Master Rohan Basu (minor through natural guardian Smt. Anita Basu) & Sample Developers Private Limited (Developer/Confirming Party)		
2	Agreement for Sale No. Stamp Paper No. EF 2268 Dt. 15/09/2026 Dt. 15/09/2026	Sri Amit Kumar Sen	Sri Sourav Mitra	Original

Supporting Documents

N o.	Document	Description	Relevance	Source
1	Court Order	Certified copy of Judgement/Order passed by the District & Sessions Judge, Uttarpur in Misc. Judicial Case No. 47 of 2017 granting permission under Sections 7, 10, and 29 of the Guardian and Wards Act to natural guardian Smt. Anita Basu to sell the undivided share of minor Rohan Basu.	Confirms valid judicial permission for alienation of minor coparcener's undivided share prior to execution of Sale Deed No. I-0920-04417/2020.	Court of District & Sessions Judge, Uttarpur
2	Affidavit	Affidavit / Statutory Declaration of Legal Heirs of Late Haripada Basu and Late Kamala Basu sworn	Establishes genealogy and 1/5th intestate succession shares of the Basu	Executive Magistrate at Navapur

N o.	Document	Description	Relevance	Source
		by Sri Subir Basu before the Ld. Executive Magistrate at Navapur (Sl. No. 64).	family legal heirs.	
3	Affidavit	Affidavit of Legal Heirship sworn by Smt. Anita Basu before Notary Public at Navapur regarding intestate demise of Sri Tapan Basu on 21/06/2011.	Confirms sole legal heirs of Late Tapan Basu as Smt. Anita Basu (wife) and Rohan Basu (minor son).	Notary Public at Navapur
4	Deed Search Report	Online Deed Details Search Report from Directorate of Registration and Stamp Revenue, Government of West Bengal portal for Deed No. I-0920-04417/2020.	Corroborates electronic registration entry of the vendor's acquisition deed at ADSR Kalyanpur.	wbregistration.gov.in
5	Online Registration Search Report	Online party search report across West Bengal registration portal (2012-2026) for party name Amit Kumar Sen.	Verifies registered property acquisitions of vendor Sri Amit Kumar Sen at ADSR Kalyanpur.	Directorate of Registration and Stamp Revenue, Government of West Bengal
6	Court Search Report	eCourts litigation search report for 'AMIT KUMAR SEN' (2013-2026) in the Court of Civil Judge (Senior Division), Uttarpur showing nil cases.	Confirms no pending civil suits or adverse orders against the vendor in Civil Judge Sr. Divn. Uttarpur.	District Court, Uttarpur / eCourts Portal
7	Court Search	eCourts search report for 'AMIT KUMAR SEN'	Discloses civil litigation history	Civil Judge Jr. Divn.

N o.	Document	Description	Relevance	Source
	Report	(2013-2026) in the Court of Civil Judge (Junior Division), Uttarpur reflecting Title Suit No. 163/2021 with Final Order dated 16/01/2026.	concerning the vendor.	Uttarpur / eCourts Portal
8	Court Order	Order No. 18 dated 16/01/2026 passed by Court of Civil Judge, Junior Division, Uttarpur in Title Suit No. 163 of 2021 dismissing the suit for default and vacating interim orders.	Confirms dismissal of Title Suit No. 163/2021 and vacation of all interim restraints against the property/party.	Court of Civil Judge, Junior Division, Uttarpur

Approvals & Permissions

N o.	Document	Date	Authority	Verification
1	Sanctioned Building Plan	08/12/2017	Navapur Municipal Corporation	No

Document Collection Status

Document	Doc No.	Collected As	Remarks
Agreement for Sale	N/A Dt. 15/09/2026	Original	—
Sale Deed	Deed No. I-0920-04 417/2020 Dt. 25/08/202	Original	—

Document	Doc No.	Collected As	Remarks
	0		
Sanctioned Building Plan	Plan No. 31/PLG/BP/ 17-18 Dt. 08/12/2017	Copy	—
Court Order	Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017	Copy	—
Court Order	Order No. 18 (T.S. No. 163 of 2021) Dt. 16/01/2026	Copy	—
Affidavit	Serial No. 64 Dt. 23/08/2013	Copy	—
Affidavit	CD 7719 Dt. 10/03/2017	Copy	—
Online Registration Search Report	N/A Dt. 04/10/2026	Original	—
Deed Search Report	Deed No. I-0920-04 417/2020 Dt. 25/08/2020	Original	—
Court Search Report	N/A Dt.	Original	—

Document	Doc No.	Collected As	Remarks
	04/10/2026		
Court Search Report	Title Suit / 163 / 2021 Dt. 04/10/2026	Original	—
Gift Deed	Deed of Gift No. 284/2006 Dt. 12/11/2006	Missing	Referenced in recitals of Sale Deed No. I-0920-04417/2020 as root title of Late Kamala Basu but not provided
Sale Deed	Sale Deed No. 1186/2001 Dt. 12/01/2001	Missing	Referenced in recitals of Sale Deed No. I-0920-04417/2020 as source of title for 8 Chhatak in Plot Nos. 511 & 512 but not provided
Development Agreement	Development Agreement No. 2058/2018 Dt. 12/01/2018	Missing	Referenced in Sale Deed No. I-0920-04417/2020 as developer allocation source for Sample Developers Pvt Ltd but not provided
Power of Attorney	GPA No. 17/2018 Dt. 10/03/2018	Missing	Referenced in Sale Deed No. I-0920-04417/2020 as authority for Subir Basu to act for co-owner Mitali Ghosh
Occupancy Certificate	—	Missing	Mandatory municipal completion / occupancy clearance from Navapur Municipal Corporation not provided
No Objection	—	Missing	Mandatory Apartment Association

Document	Doc No.	Collected As	Remarks
Certificate			NOC and maintenance dues clearance for Flat No. A not provided
Property Tax Receipt	Holding No. 112/0904 Dt. N/A	Missing	Latest municipal property tax paid receipt under Holding No. 112/0904 of Navapur Municipal Corporation not provided
Record of Rights	Khatian Nos. 241/3(Ka) & 241/2(Ka) Dt. N/A	Missing	Updated West Bengal state land-records LR-RoR / Khatian extract for Plot Nos. 512 and 511 not provided

How each document was received — originals, certified copies or photocopies.

Critical Documents Relied Upon

- Sale Deed No. I-0920-04417/2020 Dt. 25/08/2020
- Agreement for Sale Dt. 15/09/2026
- Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017
- Order Dt. 10/11/2017 in Misc. Judicial Case No. 47 of 2017
- Order No. 18 Dt. 16/01/2026 in Title Suit No. 163 of 2021

Additional Documents Required

- Original prior title link documents: Deed of Gift No. 284/2006 Dt. 12/11/2006 and Deed of Sale No. 1186/2001 Dt. 12/01/2001
- Registered Development Agreement No. 2058/2018 Dt. 12/01/2018 and registered General Power of Attorney No. 17/2018 Dt. 10/03/2018
- Occupancy Certificate (OC) / Completion Certificate (CC) issued by Navapur Municipal Corporation for Sunflower Apartment
- NOC and maintenance dues clearance certificate from Apartment Owners' Association/Society of Sunflower Apartment
- Updated Record of Rights (RoR / Porcha / Khatian Nos. 241/3(Ka) & 241/2(Ka)) and current municipal property tax receipt under Holding No. 112/0904

- Execution and registration of absolute Sale Deed in favour of Sri Sourav Mitra at disbursement

To be obtained before disbursement / registration.

SRO OFFICE	ADSR Kalyanpur, District Uttarpur
SRO SEARCH COMPLETED	Yes
ONLINE SRO VERIFICATION	Online registration records search verified for party Amit Kumar Sen (2012–2026) confirming registration of Deed No. I-0920-04417/2020; eCourts searches verified confirming dismissal of Title Suit No. 163/2021 on 16/01/2026.
SRO ONLINE RECORDS AVAILABLE	Yes, available on Directorate of Registration and Stamp Revenue portal (wbregistration.gov.in) and eCourts portal.
MULTIPLE SROS POSSIBLE	Not determined
PHOTOGRAPHS TALLY	Not verified
MULTIPLE TITLE DOCS FOUND	No, online search confirms specific registration of Deed No. I-0920-04417/2020 for the subject unit on Floor 1.
IDENTIFICATION DISCREPANCY	No discrepancy found on scrutiny of property schedule across Deed No. I-0920-04417/2020, Agreement for Sale Dt. 15/09/2026, and Sanctioned Building Plan No. 31/PLG/BP/17-18.
VALUATION / BOUNDARY DISCREPANCY	No discrepancy found between boundaries recited in title deed, Agreement for Sale, and Sanctioned Building Plan.
ORIGINALS UNAVAILABLE — IMPACT	Equitable mortgage by deposit of title deeds requires deposit of the original registered Sale Deed to be executed in favour of the borrower along with the original link title deed No. I-0920-04417/2020 to ensure perfection of security.
LOCAL LAW ASPECTS	Obtain formal Occupancy Certificate from Navapur Municipal Corporation, collect Society NOC/clearance, inspect original link deeds (284/2006 and 1186/2001), verify updated Porcha/Khatian, and ensure deposit of

original registered Sale Deed immediately post-registration at ADSR Kalyanpur.

Encumbrance Verification

ENCUMBRANCES FOUND: NO

Online registration searches conducted on 04/10/2026 across the Directorate of Registration and Stamp Revenue portal (Government of West Bengal) for the period 2012 to 2026 reflect no outstanding mortgages, charges, or financial encumbrances registered against vendor Sri Amit Kumar Sen or the subject property (Flat No. A, First Floor, 'SUNFLOWER APARTMENT', R.S. Plot Nos. 512 & 511, Mouza Rampur). Title is free from financial encumbrances based on the documents provided.

Online deed and party search reports from the Directorate of Registration and Stamp Revenue, West Bengal (wbregistration.gov.in) verify the registered acquisition of the subject property by Sri Amit Kumar Sen vide Deed No. I-0920-04417/2020 Dt. 25/08/2020. No subsequent alienation or encumbrance by the vendor is reflected.

Encumbrance Certificates

EC No.	From	To	Verification	Remarks
N/A	12/01/2012	04/10/2026	Online Directorate of Registration and Stamp Revenue Portal Search Verification	Online registration portal search report across all registration offices in West Bengal for owner Sri Amit Kumar Sen. Confirms acquisition of Flat No. A via registered Sale Deed No. I-0920-04417/2020 Dt. 25/08/2020 at ADSR Kalyanpur. No adverse encumbrance or third-party transfer registered by the vendor.

Specific Checks

BANK PERMISSIONS

Not determined

Revenue Records

Updated Record of Rights (RoR / Porcha / Khatian Nos. 241/3(Ka) & 241/2(Ka)) from the BL&LRO office were not submitted in the uploaded documents. Title devolution is scrutinized based on registered title deeds and online deed inspection reports from the Directorate of Registration and Stamp Revenue, West Bengal.

Property Tax & Mutation

Current municipal tax payment receipts under Holding No. 112/0904 of Navapur Municipal Corporation and Society maintenance dues clearance certificate were not provided in the uploaded set and are to be collected prior to disbursement.

Statutory & Regulatory Compliance

Land Use & Urban Land Ceiling

The Schedule mentioned property is not subject matter of any regulatory issues

ZONING CLASSIFICATION	Residential (Navapur Municipal Corporation / NPDA jurisdiction)
LAND USE PERMISSION	Land Use Compatibility Certificate (L.U.C.C.) Memo No. 09/LA/2015 Dt. 17/02/2015 issued by NPDA and Approved Site Plan No. K37/S Dt. 07/03/2015
LAND CONVERSION	Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017 approved by Navapur Municipal Corporation for P+3 storied residential building; formal Section 4C conversion certificate from BL&LRO not produced in the uploaded file
MASTER PLAN COMPLIANCE	Yes
ULC CLEARANCE	Not Applicable - individual residential flat and total mother land extent (3 Katha 3 Chhataks 39 Sq. Ft.) is well within ceiling limits

FOREST LAW	No indication in the documents provided
RENT CONTROL	No indication in the documents provided
LAND FRAGMENTATION	No indication in the documents provided
MUNICIPAL USE RESTRICTIONS	No indication in the documents provided
PERMISSIONS REQUIRED	Not determined

Building Approvals

Navapur Municipal Corporation sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017 for the construction of a Parking Plus Three (P+3) storied residential building on R.S./L.R. Plot Nos. 512 and 511, Ward No. 12, Mouza Rampur. The sanctioned plan permits a covered area of 502.76 sq.m. across Ground + 3 floors comprising 5 residential tenements. The formal Occupancy Certificate / Completion Certificate issued by Navapur Municipal Corporation was not uploaded in the case documents and is to be verified as a routine municipal record.

Approval No.	Date	Authority	Extent	Construction
Plan No. 31/PLG/BP/17-18	08/12/2017	Navapur Municipal Corporation	216.74 Sq.M (Deed) / 218.70 Sq.M (Site)	Parking Plus Three (P+3) Storied Residential Building with total covered area of 502.76 Sq.M., total height 11.45 M, FAR 2.32, and 5 residential tenements

Other Statutory Clearances

The property has obtained baseline statutory planning permissions including the NPDA LUCC Memo No. 09/LA/2015 Dt. 17/02/2015, Approved Site Plan No. K37/S Dt. 07/03/2015, and Navapur Municipal Corporation Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017. Specialized clearances such as Environmental Impact Assessment, CRZ, Airport NOC, and Fire NOC are not applicable given the residential low-rise character (P+3 floors, 11.45 meters height) of the building.

FIRE NOC	Not Applicable – Residential P+3 building below statutory height threshold requiring mandatory Fire Safety
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Recommendation

AIRPORT AUTHORITY NOC

Not Applicable – Property does not fall within restricted funnel requiring height clearance from AAI

CRZ CLEARANCE

Not Applicable – Property is situated in Navapur non-coastal zone

Other Clearances

- Land Use Compatibility Certificate (L.U.C.C.) Memo No. 09/LA/2015 Dt. 17/02/2015 issued by Navapur Planning and Development Authority (NPDA)
- Approved Site Plan No. K37/S Dt. 07/03/2015 issued by Navapur Municipal Corporation

Legal Clearances

TITLE STATUS: **CLEAR**

Title verification was conducted through scrutiny of registered Sale Deed No. 0920-04417/2020 Dt. 25/08/2020, Agreement for Sale Dt. 15/09/2026, Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017, District Court Order in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017, and Order No. 18 in Title Suit No. 163 of 2021 Dt. 16/01/2026, corroborated by official online deed searches and e-Courts litigation searches up to 04/10/2026. The documents examined establish a valid and continuous chain of ownership leading to the vendor Sri Amit Kumar Sen. The minor's share alienation is covered by judicial sanction, and the pending litigation has been dismissed. Subject to standard disbursement mechanics of executing and registering the absolute Sale Deed in favour of the purchaser from loan proceeds, the title of the vendor is clear and marketable.

MINORS' INTEREST

The scrutiny of succession records reveals that upon the intestate demise of Sri Tapan Basu on 21/06/2011, his undivided 1/10th share in the parent property devolved upon his minor son, Master Rohan Basu. To legally alienate the minor's interest, the minor's mother and natural guardian, Smt. Anita Basu, instituted Misc. Judicial Case No. 47 of 2017 before the Court of District & Sessions Judge, Uttarpur under Sections 7, 10, and 29 of the Guardian and Wards Act, 1890. By Judgement and Order dated 10/11/2017, the Ld. District Judge granted

formal permission to sell the minor's undivided share for his maintenance and education. Pursuant to this judicial sanction, Smt. Anita Basu executed registered Sale Deed No. 0920-04417/2020 Dt. 25/08/2020 conveying the subject flat to the vendor, Sri Amit Kumar Sen. As the alienation of the minor's undivided interest was backed by a competent court order and subsequently completed via registered conveyance, no subsisting minor's claim or defect remains against the subject property.

PROHIBITORY REGISTRY

Searches conducted on the online registration portal of the Directorate of Registration and Stamp Revenue, Government of West Bengal, for the period 2012 to 2026 against Sri Amit Kumar Sen across all registration offices in West Bengal revealed no prohibitory orders, attachments, or adverse entries. Furthermore, an e-Courts litigation search conducted on 04/10/2026 across the years 2013 to 2026 before the Civil Judge (Senior Division), Uttarpur returned nil results. While Title Suit No. 163 of 2021 was previously registered before the Civil Judge (Junior Division), Uttarpur involving Amit Kumar Sen, the same was dismissed for default and all interim orders were vacated vide Order No. 18 Dt. 16/01/2026. Therefore, no prohibitory directives, injunctions, or court attachments operate against the vendor or the property under scrutiny.

PERSONAL LAW RESTRICTIONS

No indication in the documents provided

Special Category Checks

Flat / Apartment

GOVERNING APARTMENT ACT	West Bengal Apartment Ownership Act, 1972
GOVERNED BY APARTMENT ACT	Yes
PROMOTER LAND TITLE VERIFIED	Yes, verified through recitals and registered Sale Deed No. I-0920-04417/2020 Dt. 25/08/2020 tracing title

	through Patta/Gift Deed No. 284/2006 Dt. 12/11/2006, Sale Deed No. 1186/2001 Dt. 12/01/2001, and legal heir succession.
DEVELOPMENT AGREEMENT VERIFIED	N.A.
DEVELOPER AUTHORITY EXTENT	Full authority to construct and sell developer's allocation in Sunflower Apartment under registered Development Agreement No. 2058/2018.
LAYOUT APPROVAL VERIFIED	N.A.
AGREEMENT FOR SALE REGISTERED	No, unregistered Agreement for Sale Dt. 15/09/2026 executed on stamp paper.
OCCUPANCY CERTIFICATE	N.A.
POSSESSION EVIDENCE	Possession confirmed via registered Deed No. I-0920-04417/2020 Dt. 25/08/2020; physical possession to be delivered upon execution of absolute Sale Deed per Agreement Dt. 15/09/2026.
PROPORTIONATE LAND SHARE	Yes, proportionate undivided land share out of 3 Katha 3 Chhatak 39 Sq. Ft. transferred under registered Sale Deed No. I-0920-04417/2020 and agreed to be conveyed to buyer.
INDEPENDENT TITLE ENSURED	Yes, independent title is derived via registered Deed of Conveyance No. I-0920-04417/2020 Dt. 25/08/2020 executed by the land owners and developer Sample Developers Pvt Ltd in favour of vendor Sri Amit Kumar Sen.
COMMON AREAS & FACILITIES	Ensured through Schedule D and Schedule C of the title documents, providing undivided proportionate share in common staircase, entrance/exit pathways, overhead water tanks, plumbing, drainage, well, boundary walls, and 50% shared use of ultimate roof/terrace.
SUBSEQUENT SALE	Yes, resale from first purchaser/owner Sri Amit Kumar Sen to buyer Sri Sourav Mitra.
SOCIETY CONTROLLED	No

SOCIETY NOC	N.A.
MUNICIPAL COMPLIANCE	Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017 approved by Navapur Municipal Corporation; mutation and updated property tax under Holding No. 112/0904 to be submitted.
BUILDER DOCUMENTS REQUIRED	Certified copy of registered Development Agreement No. 2058/2018, certified copy of registered GPA No. 17/2018 Dt. 10/03/2018, formal Occupancy Certificate/Completion Certificate from Navapur Municipal Corporation, and Society/Association NOC.
DOCUMENTS FOR MORTGAGE	Original registered Sale Deed No. I-0920-04417/2020 Dt. 25/08/2020, Agreement for Sale Dt. 15/09/2026, Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017, Order in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017, and Order in Title Suit No. 163 of 2021 Dt. 16/01/2026.
ROOF / TERRACE RIGHTS (UNDER ACT)	Common share roof/terrace rights (50% shared undivided right with other unit owners per Schedule D).
ABSOLUTE ROOF RIGHTS ALLOWED	No, West Bengal Apartment Ownership Act, 1972 treats roofs and general terraces as common areas and facilities under Section 3(d) intended for common use unless specifically reserved by declaration.

Development & Mortgage Checks

BANKABILITY OF TITLE	Title of vendor Sri Amit Kumar Sen is clear, marketable, and bankable, supported by registered title deed, valid building sanction, court permissions, and dismissal of civil suit.
MORTGAGE CREATION CAPABILITY	Yes, property can be lawfully mortgaged by way of equitable mortgage by deposit of original registered title deeds upon execution and registration of absolute Sale Deed in favour of the applicant Sri Sourav Mitra.
TRANSACTION SUITABILITY	Suitable for home loan financing and mortgage creation

	upon execution and registration of Sale Deed in favour of purchaser Sri Sourav Mitra.
MORTGAGE SIGNATORIES	Sri Sourav Mitra S/o Pranab Mitra (purchaser / mortgagor upon registration of Sale Deed)
DEVELOPMENT AGREEMENT	Development Agreement No. 2058/2018 Dt. 12/01/2018 registered at ADSR Kalyanpur in Book I, Volume 0920-2018, pages 41203-41246 entered between land owners and Sample Developers Pvt Ltd.
RERA REGISTRATION	Not Applicable - Project sanctioned in 2017 and completed in 2020.
POWER OF ATTORNEY VALIDITY	General Power of Attorney No. 17/2018 Dt. 10/03/2018 registered at ADSR Sonapur in Book IV, Volume 2003-2018, pages 210-221 executed by Smt. Mitali Ghosh in favour of Sri Subir Basu was valid and acted upon during execution of Deed No. I-0920-04417/2020.
POA REGISTERED	Yes, registered as Doc No. 17/2018 at ADSR Sonapur.
POA TYPE	General Power of Attorney
BUILDER'S POA	No
COMMON POA	Yes
POA ORIGINAL VERIFIED	No, recited in registered Sale Deed No. I-0920-04417/2020.
POA IN FORCE / NOT REVOKED	Yes, was in force and acted upon on 23/08/2020 / 25/08/2020 when Deed No. I-0920-04417/2020 was executed.
POA COUPLED WITH INTEREST	Yes, development rights coupled with interest under registered Development Agreement No. 2058/2018 and GPA No. 17/2018.
POA SPECIFIC AUTHORITY	Yes, authorised Sri Subir Basu to execute conveyances and represent Smt. Mitali Ghosh.
POA GENUINENESS	Duly registered instrument recorded in Book IV, Volume No. 2003-2018, pages 210 to 221 at ADSR Sonapur.

POA ENFORCEABILITY

Valid and enforceable at the time of execution of registered Sale Deed No. I-0920-04417/2020.

Development Project

PROJECT NAME

SUNFLOWER APARTMENT

PROJECT TYPE

Flats

DEVELOPER

Sample Developers Private Limited (represented by Director Sri Rajib Sarkar)

CONSTRUCTION TYPE

RCC Framed Structure

BUILDING / STRUCTURE

Parking + 3 (P+3) Storied Residential Building

TOTAL UNITS

5

Litigation & Restrictions

Online eCourts search conducted on 04/10/2026 for party 'AMIT KUMAR SEN' before the Civil Judge (Sr. Divn.), Uttarpur for the years 2013 to 2026 returned 'No Results found'. Prior litigation in Title Suit No. 163 of 2021 before the Civil Judge (Jr. Divn.), Uttarpur was dismissed for default pursuant to Order No. 18 Dt. 16/01/2026, and any interim order operating therein was vacated. Furthermore, permission to alienate the minor's share was legally granted in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017 by the District & Sessions Judge, Uttarpur. There are no pending court cases or active legal restrictions affecting the subject property.

IMPACT OF RESTRICTIONS

No adverse legal restrictions exist on the subject property. Title Suit No. 163 of 2021 stands dismissed for default with interim orders vacated, and court permission for the minor's share was obtained prior to the execution of Sale Deed No. 0920-04417/2020 Dt. 25/08/2020. The property is free for conveyance and mortgage creation.

LAND ACQUISITION PENDING

No indication in the documents provided

COURT SEAL / MARKING ON DOCUMENTS

No such seal or marking observed in the documents provided

RESTRICTED-TRANSFER LAND

No indication in the documents provided

Risk Assessment

OVERALL RISK RATING: MEDIUM

The vendor Sri Amit Kumar Sen holds valid registered title acquired vide Sale Deed No. 0920-04417/2020 Dt. 25/08/2020 from the recorded co-owners and developer, backed by statutory minor sale permission under District Court Order in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017. Online searches show Title Suit No. 163 of 2021 was dismissed for default vacating interim orders vide Order No. 18 Dt. 16/01/2026. The transaction is a purchase-loan where the applicant Sri Sourav Mitra holds an Agreement for Sale Dt. 15/09/2026. Title is marketable subject to standard bank disbursement conditions and curing parent link/municipal record verifications.

Major Risks

Category	Risk	Level	Mitigation
Title/Legal	Primary parent link title instruments, namely Deed of Gift No. 284/2006 Dt. 12/11/2006 (executed by Government of West Bengal in favour of Late Kamala Basu) and Deed of Sale No. 1186/2001 Dt. 12/01/2001 (executed by Sri Pradip Kumar Pal in favour of Sri Ashok Basu), have not been submitted in original or certified copy for physical scrutiny, leaving the historical root of title unverified against original deeds.	High	Obtain certified copies of Gift Deed No. 284/2006 Dt. 12/11/2006 and Sale Deed No. 1186/2001 Dt. 12/01/2001 from the jurisdictional Sub-Registrar's Office to establish chain authenticity.
Title/Legal	Registered Development Agreement No. 2058/2018 Dt. 12/01/2018 (Book I, Volume	High	Procure and verify certified copies of Development Agreement No. 2058/2018 and

Category	Risk	Level	Mitigation
	No. 0920-2018, Pages 41203 to 41246) entered into with Sample Developers Private Limited and registered General Power of Attorney No. 17/2018 Dt. 10/03/2018 executed by Smt. Mitali Ghosh in favour of Sri Subir Basu have not been provided for inspection to verify developer allocation rights and attorney powers.		GPA No. 17/2018 from ADSR Kalyanpur / ADSR Sonapur to confirm developer allocation and validity of attorney execution.
Regulatory	Formal Occupancy Certificate (OC) or Completion Certificate (CC) issued by the Navapur Municipal Corporation for the P+3 storied residential building 'SUNFLOWER APARTMENT' (constructed pursuant to Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017) is missing, leaving municipal completion and structural compliance unverified.	High	Demand production of the Completion Certificate / Occupancy Certificate or an assessment certificate issued by Navapur Municipal Corporation prior to disbursement.

Minor / Curable Issues

Category	Issue	Level	Cure
Compliance	No Objection Certificate (NOC) and maintenance dues clearance certificate from the Apartment Owners'	Low	Collect written NOC and maintenance clearance certificate from the flat owners' association/society prior to

Category	Issue	Level	Cure
	Association or Society of 'SUNFLOWER APARTMENT' have not been produced.		disbursement.
Compliance	Updated Record of Rights (Khatian Nos. 241/3(Ka) & 241/2(Ka)) and current municipal property tax paid receipts under Holding No. 112/0904 of Navapur Municipal Corporation are not available in the records.	Medium	Obtain up-to-date Porcha/e-Khatian extracts from the state land-records portal and the latest NMC municipal tax paid receipt standing in the vendor's name.

Special Observations

- Under the successive events principle, earlier title suit litigation (Title Suit No. 163 of 2021) stands dismissed for default with interim orders vacated vide Order No. 18 Dt. 16/01/2026 passed by the Court of Civil Judge, Junior Division, Uttarpur.
- Judicial permission for alienating minor Rohan Basu's undivided share was duly granted by the District & Sessions Judge, Uttarpur in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017 under the Guardian and Wards Act, satisfying statutory requirements for valid conveyance in the vendor's title deed.
- This is a purchase transaction where execution and registration of the absolute Sale Deed in favour of applicant Sri Sourav Mitra will occur at disbursement from loan proceeds, following which valid mortgage security can be created.

Action Items

Critical path requirements comprise the retrieval and legal verification of certified copies of the missing parent link deeds (Gift Deed No. 284/2006 Dt. 12/11/2006, Sale Deed No. 1186/2001 Dt. 12/01/2001, Development Agreement No. 2058/2018, and GPA No. 17/2018 Dt. 10/03/2018), followed by the execution and registration of the absolute Sale Deed in favour of the applicant Sri Sourav Mitra at ADSR Kalyanpur to create an equitable mortgage in favour of the Bank.

Priority	Action	Responsible	Timeline
High	Obtain and inspect certified copies of the primary parent title instruments: (1) Deed of Gift No. 284/2006 Dt. 12/11/2006 (executed by the Government of West Bengal in favour of Late Kamala Basu for 0.0453 Acre in R.S. Plot No. 512) from ADSR Uttarpur, and (2) Deed of Sale No. 1186/2001 Dt. 12/01/2001 (executed by Sri Pradip Kumar Pal in favour of Sri Ashok Basu for 8 Chhatak in R.S. Plot Nos. 511 & 512) from DSR Uttarpur.	Vendor (Sri Amit Kumar Sen) / Purchaser (Sri Sourav Mitra)	Prior to loan sanction and disbursement
High	Obtain and inspect certified copies of registered Development Agreement No. 2058/2018 Dt. 12/01/2018 (registered at ADSR Kalyanpur) and registered General Power of Attorney No. 17/2018 Dt. 10/03/2018 (registered at ADSR Sonapur) to verify developer allocation authority and validity of representation for Smt. Mitali Ghosh.	Vendor (Sri Amit Kumar Sen) / Developer (Sample Developers Pvt. Ltd.)	Prior to loan disbursement
High	Execute and register the absolute Deed of Sale for Flat No. A on the First Floor of 'SUNFLOWER APARTMENT' in favour of the applicant Sri Sourav Mitra at ADSR Kalyanpur utilizing loan proceeds on or before the agreed ATS deadline of 14/12/2026, followed by deposit of the original registered sale deed with the Bank to create a valid equitable mortgage.	Purchaser (Sri Sourav Mitra) / Vendor (Sri Amit Kumar Sen) / Bank	At disbursement (on or before 14/12/2026)
Medium	Obtain the formal Completion Certificate (CC) or Occupancy Certificate (OC) from the Navapur Municipal Corporation for the P+3	Vendor (Sri Amit Kumar Sen) / Developer	Prior to disbursement / post-possession

Priority	Action	Responsible	Timeline
	residential building 'SUNFLOWER APARTMENT' constructed under Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017.	(Sample Developers Pvt. Ltd.)	
Medium	Obtain an updated Record of Rights (RoR / Khatian Nos. 241/3(Ka) & 241/2(Ka)) from the jurisdictional BL&LRO office to rule out adverse barga/sharecropper recordings, along with up-to-date Navapur Municipal Corporation property tax payment receipt under Holding No. 112/0904.	Vendor (Sri Amit Kumar Sen)	Prior to loan disbursement
Low	Procure a No Objection Certificate (NOC) and maintenance dues clearance certificate from the Apartment Owners' Association / Society of 'SUNFLOWER APARTMENT' confirming nil pending common charges.	Vendor (Sri Amit Kumar Sen)	At or before final possession handover

Rectification Plan

- 1. Non-submission of primary parent title link documents in original or certified copy, specifically Deed of Gift No. 284/2006 Dt. 12/11/2006 and Deed of Sale No. 1186/2001 Dt. 12/01/2001, establishing original mother land acquisition.**

Estimated time: 7 to 15 working days

- Apply for certified copies of Deed of Gift No. 284/2006 from the office of ADSR, R.R. & R Department, Uttarpur (recorded in Book No. I, pages 1410 to 1413).
- Apply for certified copies of Deed of Sale No. 1186/2001 from the office of District Sub-Registrar, Uttarpur (recorded in Book No. I, Volume No. 14, pages 101 to 104).
- Conduct legal scrutiny of the obtained certified copies to ensure alignment with recitals in registered Sale Deed No. 0920-04417/2020 Dt. 25/08/2020.
- Obtain: Application for Certified Copy before ADSR Uttarpur / DSR Uttarpur

- Obtain: Certified Copy of Gift Deed No. 284/2006 Dt. 12/11/2006
- Obtain: Certified Copy of Sale Deed No. 1186/2001 Dt. 12/01/2001

2. Non-production of registered Development Agreement No. 2058/2018 Dt. 12/01/2018 and registered General Power of Attorney No. 17/2018 Dt. 10/03/2018 recited in the vendor's title deed.

Estimated time: 7 to 15 working days

- Apply for certified copy of Development Agreement No. 2058/2018 from ADSR Kalyanpur (Book No. I, Volume No. 0920-2018, pages 41203 to 41246).
- Apply for certified copy of General Power of Attorney No. 17/2018 from ADSR Sonapur (Book No. IV, Volume No. 2003-2018, pages 210 to 221).
- Verify the allocation schedule to confirm that Flat No. A on the First Floor fell within the Developer's saleable share and that the attorney was duly empowered.
- Obtain: Certified Copy of Development Agreement No. 2058/2018 Dt. 12/01/2018
- Obtain: Certified Copy of GPA No. 17/2018 Dt. 10/03/2018

3. Absence of formal Occupancy Certificate / Completion Certificate from Navapur Municipal Corporation and unverified current land revenue records (Khatian Nos. 241/3(Ka) & 241/2(Ka)).

Estimated time: 15 to 30 working days

- Request vendor/developer to submit copy of Completion Certificate / Occupancy Certificate or municipal inspection clearance from Navapur Municipal Corporation.
- Apply for certified RoR (Porcha) from the local BL&LRO office for R.S. Plot Nos. 512 & 511 to confirm mutated khatian entries and nil barga recording.
- Collect the latest property tax payment receipt under Holding No. 112/0904, Ward No. 12, Navapur Municipal Corporation.
- Obtain: Completion Certificate / Occupancy Certificate from Navapur Municipal Corporation
- Obtain: Certified Copy of Porcha / RoR from BL&LRO Kalyanpur/Kalyanpur
- Obtain: Updated Municipal Property Tax Paid Receipt for Holding No. 112/0904

Legal References

- Section 57 of the Registration Act, 1908 (Inspection and certified copies of registered documents)
- Sections 7, 10 & 29 of the Guardian and Wards Act, 1890 (Judicial permission for minor property alienation validated under Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017)

- Section 54 of the Transfer of Property Act, 1882 (Conveyance of immovable property by registered instrument)
- West Bengal Land Reforms Act, 1955 (Provisions governing mutation, Porcha records, and sharecropper/barga rights under Section 21B)
- Navapur Municipal Corporation Act, 1990 read with West Bengal Municipal (Building) Rules

Acknowledgements

I/We, Sri Sourav Mitra, the undersigned purchaser and applicant, in relation to the proposed acquisition of Flat No. A on the First Floor (Front Side) measuring 965 sq. ft. super built-up area (821 sq. ft. built-up area) in 'SUNFLOWER APARTMENT', constructed upon land measuring 3 Katha 3 Chhataks 39 Sq. Ft. in R.S. Plot Nos. 512 and 511, Khatian Nos. 241/3(Ka) and 241/2(Ka), Holding No. 112/0904, Mouza Rampur, Sheet No. 3, Ward No. 12 of Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur, West Bengal, for which a title scrutiny has been conducted, hereby formally acknowledge the following defects, shortcomings, and documentation gaps identified in the Legal Opinion Report. Despite being fully aware of these matters, I/We have chosen to proceed with the transaction.

- 1. Missing Document (Major):** I acknowledge that the primary parent link title instruments, namely Deed of Gift No. 284/2006 Dt. 12/11/2006 (executed by the Government of West Bengal in favour of Late Kamala Basu for 0.0453 Acre in R.S. Plot No. 512) and Deed of Sale No. 1186/2001 Dt. 12/01/2001 (executed by Sri Pradip Kumar Pal in favour of Sri Ashok Basu for 8 Chhatak in R.S. Plot Nos. 511 & 512), have not been submitted in original or certified copy for title scrutiny.
- 2. Missing Document (Major):** I acknowledge that the registered Development Agreement No. 2058/2018 Dt. 12/01/2018 (Book I, Volume No. 0920-2018, pages 41203-41246) entered into with Sample Developers Private Limited and registered General Power of Attorney No. 17/2018 Dt. 10/03/2018 executed by Smt. Mitali Ghosh in favour of Sri Subir Basu have not been provided for verification.
- 3. Pending Approval (Major):** I acknowledge that the formal Occupancy Certificate (OC) or Completion Certificate (CC) issued by the Navapur Municipal Corporation for the P+3 storied residential building 'SUNFLOWER APARTMENT' (constructed pursuant to Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017) has not been made available for verification.

4. Compliance Issue (Minor): I acknowledge that the No Objection Certificate (NOC) and maintenance dues clearance certificate from the Apartment Owners' Association or Society of 'SUNFLOWER APARTMENT' have not been produced.

5. Missing Document (Minor): I acknowledge that the updated Record of Rights (RoR / Khatian Nos. 241/3(Ka) & 241/2(Ka)) and current municipal property tax paid receipts under Holding No. 112/0904 of Navapur Municipal Corporation have not been submitted for verification.

I/We confirm that the above acknowledgements have been made voluntarily, consciously, and with a complete understanding of their legal risks and implications. I/We confirm that I/We have been afforded adequate opportunity to seek independent legal counsel regarding the title, missing link documents, and statutory approvals. I/We agree to proceed with the property purchase and loan availing at our sole risk and discretion, and shall not hold the lending institution or its legal advisors liable for any title dispute, claim, or loss arising from the defects and shortcomings acknowledged herein.

Legal Opinion & Recommendations

OPINION: CONDITIONAL · Nature: Purchase / Mortgage Title Opinion

The opinion is based on the scrutiny of registered Sale Deed No. I-0920-04417/2020 Dt. 23/08/2020 registered at ADSR Kalyanpur in favour of vendor Sri Amit Kumar Sen, backed by judicial permission granted in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017 to alienate the minor's share, Sanctioned Building Plan No. 31/PLG/BP/17-18 Dt. 08/12/2017 from Navapur Municipal Corporation, and the dismissal of Title Suit No. 163 of 2021 vide Order No. 18 Dt. 16/01/2026 vacating all interim restraints. Online search records from the Directorate of Registration and Stamp Revenue and Uttarpur District Court confirm clear devolution, subject to production and verification of missing parent link instruments, municipal completion certificate, and statutory tax clearances.

The title is marketable and good for creating an equitable mortgage upon fulfillment of standard pre-disbursement documentation conditions, collection of certified copies of parent link deeds, and execution and registration of the absolute Sale Deed.

SARFAESI ENFORCEABILITY

The property is enforceable under SARFAESI Act

LAND REFORMS COMPLIANCE

Acquisition and holding comply with the provisions of the West Bengal Land Reforms Act, 1955.

MINORS' SHARE

Undivided minor share of Master Rohan Basu was legally alienated through natural guardian mother Smt. Anita Basu pursuant to express judicial permission granted by the Ld. District & Sessions Judge, Uttarpur in Misc. Judicial Case No. 47 of 2017 Dt. 10/11/2017 under Guardian and Wards Act.

REGISTRATION ENDORSEMENTS

In order

STAMP DUTY

The documents are duly stamped as per the Stamp Act

Recommendations

- Ensure simultaneous disbursement against execution and registration of the Sale Deed at ADSR Kalyanpur.
- Collect original registered Sale Deed No. I-0920-04417/2020 Dt. 23/08/2020 from vendor Sri Amit Kumar Sen at the time of final conveyance for deposit with the lending institution.
- Obtain an updated Non-Encumbrance Certificate from the Sub-Registrar's Office covering the period up to the date of registration of the new Sale Deed.

Conditions to be Fulfilled

- Obtain and verify certified copies of primary parent link documents: Deed of Gift No. 284/2006 Dt. 12/11/2006 and Deed of Sale No. 1186/2001 Dt. 12/01/2001.
- Obtain certified copy of registered Development Agreement No. 2058/2018 Dt. 12/01/2018 and registered General Power of Attorney No. 17/2018 Dt. 10/03/2018.
- Collect Occupancy Certificate / Completion Certificate from Navapur Municipal Corporation for 'SUNFLOWER APARTMENT' or obtain structural engineer stability certification.
- Obtain No Objection Certificate (NOC) and maintenance dues clearance certificate from the Apartment Owners' Association / Society.
- Verify updated municipal property tax paid receipt under Holding No. 112/0904 and current Record of Rights (RoR / Khatian Nos. 241/3(Ka) & 241/2(Ka)).
- Execution and registration of absolute Sale Deed in favour of the applicant Sri Sourav Mitra from loan proceeds on or before 14/12/2026, followed by deposit of the original Sale Deed and vendor's prior title deed with the Bank to create a valid equitable mortgage.

Curative Measures

- Apply for and secure certified copies of registered Gift Deed No. 284/2006 Dt. 12/11/2006 and registered Sale Deed No. 1186/2001 Dt. 12/01/2001 from ADSR Uttarpur.
- Collect certified copy of registered Development Agreement No. 2058/2018 Dt. 12/01/2018 from ADSR Kalyanpur to formally verify allocation of Flat No. A to developer.
- Procure latest paid property tax challan and assessment extract from Navapur Municipal Corporation under Holding No. 112/0904.

Certification

I certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that the transactions under the documents are sham or fictitious

This is to certify that the title to the property of the vendor of the present applicant is clear and marketable, if the following acts/deeds are done or caused to be done (produced): (1) Vendor Sri Amit Kumar Sen, S/o Late Haren Chandra Sen, executes and registers an absolute Sale Deed in favour of the applicant Sri Sourav Mitra, S/o Pranab Mitra, conveying Flat No. A on the First Floor (Front Side) measuring 965 sq.ft. super built-up area in 'SUNFLOWER APARTMENT' on R.S. Plot Nos. 512 and 511, Khatian Nos. 241/3(Ka) & 241/2(Ka), Mouza Rampur, Ward No. 12 of Navapur Municipal Corporation; (2) Certified copies of parent Gift Deed No. 284/2006 Dt. 12/11/2006, Sale Deed No. 1186/2001 Dt. 12/01/2001, and Development Agreement No. 2058/2018 Dt. 12/01/2018 are produced and verified; (3) Society NOC, municipal tax paid receipts under Holding No. 112/0904, and updated RoR are submitted; (4) The original Sale Deed along with prior title deed No. I-0920-04417/2020 Dt. 23/08/2020 are deposited with the Bank. The moment the present applicant Sri Sourav Mitra gets the sale deed in his favour he will become the absolute owner of the property and the same can be accepted for the creation of equitable mortgage by deposit of title/Sale deed/documents by the mortgagor with the Bank, and a valid equitable mortgage would be created. The property is enforceable under SARFAESI Act. The original title documents must be physically verified and compared against the certified copies produced, at the time of registration and before any disbursement.

The vendor Sri Amit Kumar Sen holds valid, marketable, and transferable ownership rights over Flat No. A on the First Floor of 'SUNFLOWER APARTMENT'. Upon execution and registration of the absolute Sale Deed in favour of applicant Sri Sourav Mitra and completion of pre-disbursement conditions, the property will provide sound and enforceable security for bank financing. The original title documents must be physically verified and compared against the certified copies produced, at the time of registration and before any disbursement.

Annexure — Document Analysis

Documents at a Glance

N o.	Document	Type	Date	Doc No.	Pages
1	Affidavit of Legal Heirs of Late Kamala Basu and Late Haripada Basu <i>certificate</i>	Affidavit	23/08/2013	64	4
2	Affidavit of Legal Heirship of Late Tapan Basu <i>supporting</i>	Affidavit	10/03/2017	CD 7719	4
3	Judgement in Misc. Judicial Case No. 47 of 2017 <i>order</i>	Court Order	10/11/2017	Misc. Judicial Case No. 47 of 2017	5
4	Sanctioned Building Plan for Parking Plus Three Storied Residential Building <i>approval</i>	Sanctioned Building Plan	08/12/2017	Plan No. 31/PLG/BP/17-18	2
5	Deed of Conveyance (Sale) <i>title_deed</i>	Sale Deed	23/08/2020	0920-04417/2020	91
6	Online Deed Details Search Report – Deed No. 04417/2020 <i>supporting</i>	Deed Search Report	25/08/2020	0920-04417/2020	2
7	Order No. 18 in Title Suit No. 163 of 2021 <i>order</i>	Court Order	16/01/2026	Order No. 18 (T.S. No. 163 of 2021)	1
8	Agreement for Sale <i>agreement</i>	Agreement for Sale	15/09/2026	—	16
9	eCourts Party Name Search Report – Civil Judge Sr. Divn.	Court Search Report	04/10/2026	—	14

N o.	Document	Type	Date	Doc No.	Pages
	Uttarpur <i>supporting</i>				
10	Online Registration Search Report (By Seller/Buyer/Party Name) <i>encumbrance</i>	Online Registration Search Report	04/10/2026	—	16
11	e-Courts Search Queries and Results for Amit Kumar Sen (Years 2013–2026), Uttarpur District Court <i>order</i>	Court Search Report	04/10/2026	Title Suit / 163 / 2021	15

Complete set of documents analysed, in date order. Detailed analysis of each follows.

Document-wise Analysis

Affidavit of Legal Heirs of Late Kamala Basu and Late Haripada Basu

Type: Affidavit • Date: 23/08/2013 • Doc No.: 64 • Pages: 4

PARTIES: Sri Subir Basu → Before the Ld. Executive Magistrate at Navapur

is an Affidavit / Statutory Declaration of Legal Heirs dated 23-08-2013 executed by Sri Subir Basu, S/o Late Haripada Basu, resident of the family residence, Sarat Nagar, Station Road, P.S. Kalyanpur, District Uttarpur, and solemnly affirmed before the Ld. Executive Magistrate at Navapur under Serial No. 64 dated 23/08/2013 on Stamp Paper No. AB 4102. The deponent declares that his father Haripada Basu died intestate on 22-12-2003 and his mother Kamala Basu died intestate on 20-02-2007, leaving as their only legal heirs to inherit their moveable and immoveable properties in equal 1/5th shares: (1) Smt. Mitali Ghosh (Daughter), (2) Sri Ashok Basu (Son), (3) Sri Subir Basu (Son/Deponent), (4) Smt. Sima Roy (Daughter), and (5) Sri Tapan Basu (Son). The affidavit further affirms that Sri Tapan Basu died intestate on 21-06-2011, leaving his 1/5th undivided share to his legal heirs: (1) Smt. Anita Basu (Wife) and (2) Minor Rohan Basu (Minor Son, aged 7 years), with no other legal heirs existing.

PARTIES & ROLES

- **Sri Subir Basu** (Person) — Deponent / Declarant, Son of Late Haripada Basu and Late Kamala Basu, aged about 46 years, resident of the family residence, Sarat Nagar, Station Road, P.S. Kalyanpur, Dist. Uttarpur, West Bengal; legal heir entitled to 1/5th undivided share.

- **Late Kamala Basu** (Person) — Mother of deponent, W/o Late Haripada Basu, died intestate on 20/02/2007 leaving moveable and immoveable properties.
- **Late Haripada Basu** (Person) — Father of deponent, died intestate on 22/12/2003.
- **Smt. Mitali Ghosh** (Person) — Daughter of Late Haripada Basu & Late Kamala Basu, W/o Sri Sanjay Ghosh, aged about 53 years; legal heir entitled to 1/5th undivided share.
- **Sri Ashok Basu** (Person) — Son of Late Haripada Basu & Late Kamala Basu, aged about 52 years; legal heir entitled to 1/5th undivided share.
- **Smt. Sima Roy** (Person) — Daughter of Late Haripada Basu & Late Kamala Basu, W/o Sri Debasish Roy, aged about 42 years; legal heir entitled to 1/5th undivided share.
- **Late Tapan Basu** (Person) — Son of Late Haripada Basu & Late Kamala Basu, entitled to 1/5th undivided share; died intestate on 21/06/2011 leaving wife and minor son.
- **Smt. Anita Basu** (Person) — Wife and legal heir of Late Tapan Basu, aged about 41 years; inherits undivided share along with minor son.
- **Minor Rohan Basu** (Person) — Minor son and legal heir of Late Tapan Basu, aged about 07 years (in 2013); inherits undivided share along with mother.

KEY DATES

- **22/12/2003** — Date of death of Father Haripada Basu (died intestate)
- **20/02/2007** — Date of death of Mother Kamala Basu (died intestate)
- **21/06/2011** — Date of death of brother Tapan Basu (died intestate)
- **23/08/2013** — Affidavit sworn and solemnly affirmed before the Ld. Executive Magistrate at Navapur

FINANCIAL DETAILS

- **Stamp_Duty: ₹10** — West Bengal Non-Judicial Stamp Paper bearing serial number AB 4102 (23/08/2013)

RELATIONSHIPS

- **Sri Subir Basu → Late Kamala Basu** (Child_of): Son and legal heir of Late Kamala Basu entitled to equal 1/5th share under Hindu Succession Act, 1956.
- **Sri Subir Basu → Late Haripada Basu** (Child_of): Son and legal heir of Late Haripada Basu.
- **Smt. Mitali Ghosh → Late Kamala Basu** (Child_of): Daughter and legal heir entitled to equal 1/5th share.
- **Sri Ashok Basu → Late Kamala Basu** (Child_of): Son and legal heir entitled to equal 1/5th share.
- **Smt. Sima Roy → Late Kamala Basu** (Child_of): Daughter and legal heir entitled to equal 1/5th share.
- **Late Tapan Basu → Late Kamala Basu** (Child_of): Deceased son who was entitled to 1/5th undivided share.

- **Smt. Anita Basu → Late Tapan Basu** (Wife_of): Wife and legal heir inheriting from Late Tapan Basu's 1/5th undivided share.
- **Minor Rohan Basu → Late Tapan Basu** (Child_of): Minor son and legal heir inheriting from Late Tapan Basu's 1/5th undivided share.

TITLE FLOW

Late Haripada Basu (died intestate 22/12/2003) & Late Kamala Basu (died intestate 20/02/2007) → Smt. Mitali Ghosh (1/5th share), Sri Ashok Basu (1/5th share), Sri Subir Basu (1/5th share), Smt. Sima Roy (1/5th share), Sri Tapan Basu (1/5th share) | Intestate Succession under Hindu Succession Act, 1956 | 20/02/2007 | the family residence, Sarat Nagar, Station Road | Entire estate | Nil | Prior ownership of Late Kamala Basu

Late Tapan Basu (1/5th undivided share) → Smt. Anita Basu (Wife) & Minor Rohan Basu (Minor Son) | Intestate Succession under Hindu Succession Act, 1956 | 21/06/2011 | the family residence, Sarat Nagar, Station Road | 1/5th undivided share | Nil | Inherited from estate of Late Kamala Basu

LEGAL FINDINGS

- Haripada Basu died intestate on 22/12/2003.
- Kamala Basu (W/o Late Haripada Basu) died intestate on 20/02/2007 leaving moveable and immovable properties.
- Under the provisions of the Hindu Succession Act, 1956, the estate of Late Kamala Basu devolved upon her five surviving children in equal 1/5th undivided shares each: (1) Smt. Mitali Ghosh (Daughter, aged 53), (2) Sri Ashok Basu (Son, aged 52), (3) Sri Subir Basu (Son, aged 46), (4) Smt. Sima Roy (Daughter, aged 42), and (5) Sri Tapan Basu (Son).
- Sri Tapan Basu subsequently died intestate on 21/06/2011, whereupon his 1/5th undivided share devolved upon his legal heirs: (1) Smt. Anita Basu (Wife, aged 41) and (2) Minor Rohan Basu (Minor Son, aged 07 years in 2013).
- Title Risk Note: Minor Rohan Basu held an undivided legal interest as a minor coparcener/heir at the time of the 2013 declaration, which requires validation of proper legal guardianship / major status / court permission for subsequent alienation during minority.
- The deponent affirms there are no other legal heirs or near relations of Late Kamala Basu and Late Haripada Basu other than those declared.
- The affidavit was solemnly affirmed before the Executive Magistrate at Navapur on 23/08/2013 and identified by an advocate.

PROPERTY COVERED

- the family residence, Sarat Nagar, Station Road, P.O. Station Road, P.S. Kalyanpur, Dist. Uttarpur, West Bengal

Affidavit of Legal Heirship of Late Tapan Basu

Type: Affidavit · Date: 10/03/2017 · Doc No.: CD 7719 · Pages: 4

PARTIES: Smt. Anita Basu → —

is an Affidavit of Legal Heirship dated 10-03-2017 sworn before the Ld. Notary Public at Navapur by Smt. Anita Basu, W/o Late Tapan Basu, residing at Sarat Nagar, P.O. Station Road, Navapur, P.S. Kalyanpur, District Uttarpur. The recitals establish that Tapan Basu, S/o Haripada Basu, died intestate on 21-06-2011 at Kolkata, leaving behind only two legal heirs: his wife, Smt. Anita Basu (aged about 45 years), and his son, Rohan Basu (aged about 10 years). The declarant declared and confirmed that there are no other legal heirs or successors of Late Tapan Basu.

PARTIES & ROLES

- **Smt. Anita Basu** (Person) — Declarant and wife/legal heir of Late Tapan Basu, aged about 45 years (in 2017)
- **Late Tapan Basu** (Person) — Deceased husband of declarant, son of Haripada Basu, died intestate on 21.06.2011
- **Rohan Basu** (Person) — Minor son and legal heir of Late Tapan Basu, aged about 10 years (in 2017)
- **Haripada Basu** (Person) — Father of Late Tapan Basu

KEY DATES

- **21/06/2011** — Date of death of Tapan Basu (died intestate)
- **10/03/2017** — Date of execution and notarization of Affidavit of Legal Heirship

FINANCIAL DETAILS

- **Stamp_Duty: ₹10** — Non-judicial stamp paper value (Stamp Serial No. CD 7719) (10/03/2017)

RELATIONSHIPS

- **Smt. Anita Basu → Late Tapan Basu** (Spouse): Wife and surviving legal heir of Late Tapan Basu
- **Rohan Basu → Late Tapan Basu** (Child): Son and surviving legal heir of Late Tapan Basu
- **Late Tapan Basu → Haripada Basu** (Child): Son of Haripada Basu

TITLE FLOW

Late Tapan Basu → Smt. Anita Basu (Wife) and Rohan Basu (Son) | Intestate Succession / Affidavit of Legal Heirship | 21/06/2011 | N/A | N/A | N/A | Tapan Basu died intestate on 21.06.2011 leaving behind his wife and son as sole legal heirs

LEGAL FINDINGS

- Smt. Anita Basu, aged about 45 years, affirmed on solemn oath before the Notary Public at Navapur on 10/03/2017 that her husband Tapan Basu, son of Haripada Basu, died intestate on 21/06/2011 at Kolkata.

- The affidavit establishes that Late Tapan Basu left behind only two surviving legal heirs: (1) Smt. Anita Basu (Wife, aged about 45 years) and (2) Rohan Basu (Son, minor aged about 10 years).
- The declarant explicitly confirmed that there are no other legal heirs or successors of Late Tapan Basu.
- The affidavit is executed on a Rs. 10 West Bengal Non-Judicial stamp paper bearing serial number CD 7719 (Stamp Vendor Sl. No. 1302 dated 10-03-2017) and identified by an advocate, Navapur.

PROPERTY COVERED

- Kolkata, P.S. Central, District South 24 Parganas, West Bengal
- Sarat Nagar, P.O. Station Road, Navapur, P.S. Kalyanpur, District Uttarpur, West Bengal

Judgement in Misc. Judicial Case No. 47 of 2017

Type: Court Order • Date: 10/11/2017 • Doc No.: Misc. Judicial Case No. 47 of 2017 • Pages: 5

PARTIES: Kamala Basu (Deceased), Tapan Basu (Deceased) → Anita Basu, Rohan Basu (Minor)

is a certified copy of the Judgement and Order dated 10-11-2017 passed by the Court of the District & Sessions Judge, Uttarpur (presided by Shri S. K. Bose) in Misc. Judicial Case No. 47 of 2017. The petition was filed under Section 7 read with Sections 10 and 29 of the Guardian and Wards Act by Smt. Anita Basu, W/o Late Tapan Basu, seeking permission to sell the undivided share of her minor son, Rohan Basu (aged 10 years). The recitals establish that the original owner, Late Kamala Basu, acquired the Schedule 'A' property by way of a Patta granted by the State of West Bengal in 2006. Following her demise, the property devolved upon her five legal heirs, namely three sons (Ashok Basu, Subir Basu, and Late Tapan Basu) and two daughters (Smt. Mitali Ghosh and Smt. Sima Roy), each holding an undivided 1/5th share. Upon the demise of Tapan Basu on 21-06-2011, his 1/5th share devolved upon his wife Anita Basu and minor son Rohan Basu. The Court allowed the petition ex-parte, granting permission to the petitioner as mother and natural guardian to alienate the minor's share in the Schedule 'B' property strictly for his educational expenses and welfare, subject to furnishing a bond undertaking to submit the registered sale deed and utilization proof of sale proceeds within one year.

PARTIES & ROLES

- **Anita Basu** (Person) — Petitioner; Mother and natural guardian of minor Rohan Basu; Wife of Late Tapan Basu
- **Rohan Basu** (Person) — Minor son of Late Tapan Basu and Anita Basu, aged about 10 years (at date of order), student of a local school, Navapur; Co-owner of 1/5th share

- **Tapan Basu** (Person) — Deceased husband of petitioner Anita Basu and father of minor Rohan Basu; Son of Late Kamala Basu; Died on 21.06.2011 leaving 1/5th share
- **Kamala Basu** (Person) — Original absolute owner of Schedule 'A' property gifted by the State of West Bengal by issuing patta in 2006; Deceased predecessor-in-title
- **Ashok Basu** (Person) — Son and legal heir of Late Kamala Basu; Co-owner entitled to 1/5th share
- **Subir Basu** (Person) — Son and legal heir of Late Kamala Basu; Co-owner entitled to 1/5th share
- **Smt. Mitali Ghosh** (Person) — Daughter and legal heir of Late Kamala Basu; Co-owner entitled to 1/5th share
- **Smt. Sima Roy** (Person) — Daughter and legal heir of Late Kamala Basu; Co-owner entitled to 1/5th share
- **State of West Bengal** (Organization) — Grantor of Government Patta in the year 2006 to Kamala Basu
- **Court of District & Sessions Judge, Uttarpur** (Court) — Adjudicating Court presided by Shri S. K. Bose, District & Sessions Judge, Uttarpur

KEY DATES

- **10/11/2017** — Date of Judgement / Order passed by District & Sessions Judge, Uttarpur in Misc. Judicial Case No. 47 of 2017 allowing permission to sell minor's share
- **21/06/2011** — Date of death of Tapan Basu (father of minor Rohan Basu and husband of petitioner Anita Basu)
- **12/01/2006** — Year 2006 in which Government Patta was issued by the State of West Bengal gifting Schedule 'A' land to Kamala Basu
- **19/11/2017** — Date of application for certified copy of the judgment
- **21/11/2017** — Date of preparation, certification and delivery of certified copy by Copying Department, Uttarpur

FINANCIAL DETAILS

- **Copy_Fee: ₹26** — Cost of certified copy (Rupees Twenty-Six only) for 19 folio/sheets used (21/11/2017)

RELATIONSHIPS

- **State of West Bengal → Kamala Basu** (Grantor): Gifted/allotted plot of land mentioned in Schedule 'A' by issuing a patta in the year 2006
- **Kamala Basu → Tapan Basu** (Mother): Mother-son relationship; Tapan Basu inherited 1/5th undivided share upon her demise along with four siblings
- **Kamala Basu → Ashok Basu** (Mother): Mother-son relationship; Ashok Basu inherited 1/5th share
- **Kamala Basu → Subir Basu** (Mother): Mother-son relationship; Subir Basu inherited 1/5th share

- **Kamala Basu → Smt. Mitali Ghosh** (Mother): Mother-daughter relationship; Smt. Mitali Ghosh inherited 1/5th share
- **Kamala Basu → Smt. Sima Roy** (Mother): Mother-daughter relationship; Smt. Sima Roy inherited 1/5th share
- **Tapan Basu → Anita Basu** (Husband): Husband-wife relationship; Tapan Basu died on 21.06.2011
- **Anita Basu → Rohan Basu** (Mother): Mother and natural guardian of minor son Rohan Basu
- **Tapan Basu → Rohan Basu** (Father): Father-son relationship; his 1/5th share devolved upon Anita Basu and Rohan Basu
- **Court of District & Sessions Judge, Uttarpur → Anita Basu** (Order): Granted permission u/s 7, 10, and 29 of Guardian and Wards Act to sell minor son Rohan Basu's share in schedule property for education/welfare subject to furnishing bond

TITLE FLOW

State of West Bengal → Kamala Basu | Government Patta | 2006 | Schedule 'A' Land | Full Extent | Nil (Grant/Allotment) | Absolute title granted by State of West Bengal via Patta

Kamala Basu (Deceased) → Ashok Basu, Subir Basu, Tapan Basu, Smt. Mitali Ghosh, Smt. Sima Roy | Intestate Succession | Undated | Schedule 'A' Land | Undivided 1/5th share each | Devolution upon death of original owner Kamala Basu to her 5 children

Tapan Basu (Deceased on 21.06.2011) → Anita Basu (Wife) & Rohan Basu (Minor Son) | Intestate Succession | 21/06/2011 | Undivided 1/5th share of Tapan Basu | Equal joint share in 1/5th undivided share | Devolution upon death of Tapan Basu

District & Sessions Judge, Uttarpur → Anita Basu (Natural Guardian of Rohan Basu) | Court Judgement & Order in Misc. Judicial Case No. 47 of 2017 | 10/11/2017 | Minor's undivided share in Schedule 'B' Land | Minor's share | Statutory permission to sell minor's share for welfare/education subject to furnishing bond and filing sale deed within 1 year

LEGAL FINDINGS

- In the Court of the District & Sessions Judge, Uttarpur, presided by Shri S. K. Bose, Misc. Judicial Case No. 47 of 2017 was instituted by Smt. Anita Basu under Section 7 read with Section 10 and Section 29 of the Guardian and Wards Act.
- The petition sought legal permission for Anita Basu, as mother and natural guardian, to sell the undivided share in the landed property of her minor son, Rohan Basu.
- Kamala Basu was the absolute owner of the land described in Schedule 'A' of the petition, which was gifted to her by the State of West Bengal by issuing a Patta in the year 2006.
- Kamala Basu died intestate leaving behind three sons, namely Ashok Basu, Subir Basu, and Tapan Basu, and two daughters, namely Smt. Mitali Ghosh and Smt. Sima Roy, who jointly and absolutely inherited the Schedule 'A' property in equal 1/5th undivided shares.

- Tapan Basu, husband of petitioner Anita Basu and father of minor Rohan Basu, died on 21.06.2011, leaving behind his wife and minor son as his sole legal heirs, who jointly inherited his 1/5th share in the estate of Late Kamala Basu.
- Minor Rohan Basu was aged about 10 years at the time of the order and studying at a local school, Navapur; the sale of the minor's share in the Schedule 'B' property was prayed for to create funds for his education and welfare, as petitioner had no other source of income.
- Petitioner deposed as P.W.-1 and substantiated her claim by producing the Patta, Rent Receipt, Death Certificate of Tapan Basu, Birth Certificate of Rohan Basu, Aadhaar and Voter ID of petitioner, Aadhaar card of the minor, School ID card, and Legal Heirs Certificate issued by Navapur Municipal Corporation.
- By Order dated 10.11.2017, the Court allowed Misc. Judicial Case No. 47 of 2017 ex-parte and granted permission to petitioner Anita Basu as natural guardian to sell the share of minor Rohan Basu in the schedule property.
- The Court imposed the specific condition and direction that the petitioner must utilize the sale proceeds solely for the welfare of her minor son and for no other purpose.
- The Court further directed the petitioner to furnish a bond undertaking to file the registered sale deed and produce documentation evidencing utilization of the sale proceeds within 1 year from the date of the order, with the order taking effect only upon furnishing such bond.
- Certified copy of the Judgement was issued on 21.11.2017 under Serial No. 143 by the Copying Department of the District Judge's Court, Uttarpur.

PROPERTY COVERED

- Navapur / Rampur area, District Uttarpur, West Bengal • **Extent: Undivided 1/5th share of Late Tapan Basu (inherited by Anita Basu & Rohan Basu)**

Sanctioned Building Plan for Parking Plus Three Storied Residential Building

Type: Sanctioned Building Plan • **Date:** 08/12/2017 • **Doc No.:** Plan No. 31/PLG/BP/17-18 • **Pages:** 2

PARTIES: Navapur Municipal Corporation → **Smt. Mitali Ghosh, Sri Subir Basu, Smt. Sima Roy, Smt. Anita Basu, Sri Rohan Basu (Minor), Sri Ashok Basu**

is an Approved Building Plan bearing Plan No. 31/PLG/BP/17-18 dated 08-12-2017 issued and sanctioned by the Navapur Municipal Corporation. The plan sanctions the construction of a Parking Plus Three (P+3) Storied Residential Building having a total covered area of 502.76 Sq.M. (Ground Floor parking of 125.69 Sq.M. and First, Second, and Third Floors of 125.69 Sq.M. each; height 11.45 M; FAR 2.32; 5 tenements) standing on land measuring 216.74 Sq.M. as per deed (218.70 Sq.M. as per site) at Mouza Rampur, J.L. No. 11, R.S. Plot No. 511, L.R. Plot No. 512,

Khatian Nos. 241/3(Ka) & 241/2(Ka), Sheet No. 3, Holding No. 112/0904, Ward No. 12, P.S. Kalyanpur, District Uttarpur, in favor of the co-owners: (1) Smt. Mitali Ghosh, W/o Sri Sanjay Ghosh, (2) Sri Subir Basu, S/o Late Haripada Basu, (3) Smt. Sima Roy, W/o Sri Debasish Roy, (4) Smt. Anita Basu, W/o Late Tapan Basu, (5) Sri Rohan Basu (Minor), S/o Late Tapan Basu represented by natural guardian mother Smt. Anita Basu, and (6) Sri Ashok Basu, S/o Late Haripada Basu.

PARTIES & ROLES

- **Navapur Municipal Corporation** (Organization) — Sanctioning municipal authority granting building permission
- **Smt. Mitali Ghosh** (Person) — Co-owner / Applicant, W/o Sri Sanjay Ghosh, residing at Sarat Nagar, P.O. Station Road, Navapur, Dist. Uttarpur
- **Sri Subir Basu** (Person) — Co-owner / Applicant, S/o Late Haripada Basu, residing at Sarat Nagar, P.O. Station Road, Navapur, Dist. Uttarpur
- **Smt. Sima Roy** (Person) — Co-owner / Applicant, W/o Sri Debasish Roy, residing at Sarat Nagar, P.O. Station Road, Navapur, Dist. Uttarpur
- **Smt. Anita Basu** (Person) — Co-owner / Applicant, W/o Late Tapan Basu, acting for self and as natural guardian of minor son Sri Rohan Basu
- **Sri Rohan Basu (Minor)** (Person) — Co-owner / Minor Applicant, S/o Late Tapan Basu, represented by mother and natural guardian Smt. Anita Basu
- **Sri Ashok Basu** (Person) — Co-owner / Applicant, S/o Late Haripada Basu, residing at Sarat Nagar, P.O. Station Road, Navapur, Dist. Uttarpur
- **Sri Sanjay Ghosh** (Person) — Husband of Smt. Mitali Ghosh
- **Late Haripada Basu** (Person) — Deceased father of Sri Subir Basu and Sri Ashok Basu
- **Sri Debasish Roy** (Person) — Husband of Smt. Sima Roy
- **Late Tapan Basu** (Person) — Deceased husband of Smt. Anita Basu and father of minor Sri Rohan Basu
- **Er. Arindam Kar** (Person) — Licensed Building Surveyor / Structural Engineer (L.B.S No. 10/20 NMC), a consultancy

KEY DATES

- **08/12/2017** — Date of sanction of building plan (Plan No. 31/PLG/BP/17-18) by Navapur Municipal Corporation
- **26/11/2016** — Date of Borough Committee Meeting wherein the building plan was passed
- **17/02/2015** — Date of Land Use Compatibility Certificate (L.U.C.C. Memo No. 09/LA/2015) issued by NPDA
- **07/03/2015** — Date of Approved Site Plan No. K37/S

- **07/12/2020** — Expiry date of the 3-year validity period of the sanctioned building plan

RELATIONSHIPS

- **Navapur Municipal Corporation → Smt. Mitali Ghosh** (Approved_to): Sanctioned building plan Plan No. 31/PLG/BP/17-18 dated 08/12/2017 for P+3 residential building
- **Smt. Anita Basu → Sri Rohan Basu (Minor)** (Guardian_of): Mother and natural guardian acting on behalf of minor co-owner
- **Smt. Mitali Ghosh → Plot No. 512(L.R), 511(R.S), Mouza Rampur** (Owner): Co-owner of the property

LEGAL FINDINGS

- The document is an official Sanctioned Building Plan bearing Plan No. 31/PLG/BP/17-18 dated 08/12/2017 sanctioned by the Navapur Municipal Corporation for construction of a Parking Plus Three (P+3) Storied Residential Building.
- The building plan was sanctioned in favor of 6 co-owners: (1) Smt. Mitali Ghosh, W/o Sri Sanjay Ghosh, (2) Sri Subir Basu, S/o Late Haripada Basu, (3) Smt. Sima Roy, W/o Sri Debasish Roy, (4) Smt. Anita Basu, W/o Late Tapan Basu, (5) Sri Rohan Basu (Minor), S/o Late Tapan Basu (represented by natural guardian mother Anita Basu), and (6) Sri Ashok Basu, S/o Late Haripada Basu.
- The land under the sanctioned plan is situated at Mouza Rampur, J.L. No. 11, R.S./L.R. Plot Nos. 512(L.R), 511(R.S), Khatian Nos. 241/3(Ka) and 241/2(Ka), Sheet No. 3, Holding No. 112/0904, Ward No. 12, P.S. Kalyanpur, District Uttarpur under Navapur Municipal Corporation.
- Land area specified in the plan is 216.74 Sq.M. as per deed and 218.70 Sq.M. as per site measurement.
- The sanctioned area statement specifies: Ground Floor (Parking & Staircase) = 125.69 Sq.M.; First Floor = 125.69 Sq.M.; Second Floor = 125.69 Sq.M.; Third Floor = 125.69 Sq.M., totaling a Covered Area of 502.76 Sq.M., with a building height of 11.45 M, F.A.R. of 2.32, and total number of tenements sanctioned as 5 Nos.
- The plan references prior planning approvals including L.U.C.C. Memo No. 09/LA/2015 dated 17.02.2015 and Approved Site Plan No. K37/S dated 07.03.2015.
- The sanction was resolved and passed in the Borough Committee meeting held on 26/11/2016, and the municipal sanction is valid for three years from 08/12/2017 up to 07/12/2020.

PROPERTY COVERED

- Holding No. 112/0904, Ward No. 12, Sheet No. 3, Mouza Rampur, J.L. No. 11, P.S. Kalyanpur, Dist. Uttarpur, Navapur Municipal Corporation, West Bengal • **Extent: 216.74 Sq.M (Deed) / 218.70 Sq.M (Site)**

- North: Land and house of Gopal Dey / semi pucca structure / boundary
- South: 7100 WD Temple Road (20 Ft wide NMC Road)
- East: L.O.P No. 84 / land of Bimal Nandi
- West: L/O Shankar Paul & L.O.P No. 87 & 88

Deed of Conveyance (Sale)

Type: Sale Deed · Date: 23/08/2020 · Doc No.: 0920-04417/2020 · Pages: 91

PARTIES: Smt. Mitali Ghosh, Sri Subir Basu, Smt. Sima Roy, Sri Ashok Basu, Smt. Anita Basu, Master Rohan Basu, Sample Developers Private Limited → Sri Amit Kumar Sen

is a registered Deed of Conveyance (Sale) dated 23-08-2020, registered on 25-08-2020 with the Office of the Additional District Sub-Registrar, Kalyanpur, District Uttarpur under Document No. I-0920-04417/2020 (recorded in Book No. I, Volume No. 0920-2020, pages 52310 to 52357). The deed was executed by (1) Smt. Mitali Ghosh, W/o Sri Sanjay Ghosh (represented through her Constituted Attorney Sri Subir Basu pursuant to registered GPA No. 17/2018), (2) Sri Subir Basu, S/o Late Haripada Basu, (3) Smt. Sima Roy, W/o Sri Debasish Roy, (4) Sri Ashok Basu, S/o Late Haripada Basu, (5) Smt. Anita Basu, W/o Late Tapan Basu, and (6) Master Rohan Basu (minor), S/o Late Tapan Basu (represented by his mother and natural guardian Smt. Anita Basu pursuant to Order dated 10-11-2017 in Misc. Judicial Case No. 47 of 2017 passed by the Id. District Judge, Uttarpur) as Vendors of the First Part, and Sample Developers Private Limited, represented by its Director Sri Rajib Sarkar, S/o Late Manoj Sarkar, as Developer/Confirming Party of the Third Part, in favour of Sri Amit Kumar Sen, S/o Late Haren Chandra Sen, as Purchaser of the Second Part. The recitals trace the mother land title to: (a) 8 Chhatak in R.S. Plot Nos. 511 & 512 purchased by Sri Ashok Basu from Sri Pradip Kumar Pal vide registered Sale Deed No. 1186/2001, and (b) 0.0453 Acre (LOP No. 85) in R.S. Plot No. 512 gifted by the Government of West Bengal to Late Kamala Basu vide registered Gift Deed No. 284/2006. Following Kamala Basu's intestate demise on 20-02-2007 and Tapan Basu's intestate demise on 21-06-2011, the co-owners amalgamated the land admeasuring 3 Katha 3 Chhatak 39 Sq. Ft. (Khatian Nos. 241/3(Ka) & 241/2(Ka), Mouza Rampur, Sheet No. 3, Ward No. 12, Navapur Municipal Corporation) and entered into a registered Development Agreement (Doc No. 2058/2018) with Sample Developers Private Limited to construct a P+3 storied residential building named 'Sunflower Apartment' as per NMC Sanctioned Building Plan No. 26/N/B-V dated 05-12-2016. In consideration of ₹20,67,000/- (Rupees twenty lakh sixty-seven thousand only) paid by the Purchaser to the Developer/Confirming Party, the Vendors and Confirming Party conveyed absolute ownership and delivered possession of Schedule-B property, being Flat No. A on the First Floor (Front Side) measuring 965 sq. ft.

super built-up area in 'Sunflower Apartment', together with proportionate undivided share in Schedule-A land and Schedule-C common areas and facilities, free from all encumbrances.

PARTIES & ROLES

- **Smt. Mitali Ghosh** (Person) — Vendor / Co-owner, Wife of Sri Sanjay Ghosh, Daughter of Late Haripada Basu, represented by Constituted Attorney Sri Subir Basu vide GPA No. 17/2018
- **Sri Subir Basu** (Person) — Vendor / Co-owner and Constituted Attorney for Smt. Mitali Ghosh, Son of Late Haripada Basu
- **Smt. Sima Roy** (Person) — Vendor / Co-owner, Wife of Sri Debasish Roy, Daughter of Late Haripada Basu
- **Sri Ashok Basu** (Person) — Vendor / Co-owner, Son of Late Haripada Basu
- **Smt. Anita Basu** (Person) — Vendor / Co-owner and Natural Guardian of minor Master Rohan Basu, Wife of Late Tapan Basu
- **Master Rohan Basu** (Person) — Vendor / Minor Co-owner, Son of Late Tapan Basu, represented by mother and natural guardian Smt. Anita Basu pursuant to Order dated 10.11.2017 in Misc. Judicial Case No. 47 of 2017
- **Sample Developers Private Limited** (Organization) — Developer / Confirming Party (Third Part) entitled to sell Developer's allocation under Development Agreement No. 2058/2018, represented by Director Sri Rajib Sarkar
- **Sri Rajib Sarkar** (Person) — Director representing Sample Developers Private Limited, Son of Late Manoj Sarkar
- **Sri Amit Kumar Sen** (Person) — Purchaser (Second Part), Son of Late Haren Chandra Sen
- **Smt. Kamala Basu** (Person) — Deceased Prior Owner, Wife of Late Haripada Basu; acquired 0.0453 Acre via Gift Deed No. 284/2006 and died intestate on 20.02.2007
- **Sri Tapan Basu** (Person) — Deceased Co-owner (Son of Late Haripada Basu & Late Kamala Basu); died intestate on 21.06.2011 leaving wife Anita and minor son Rohan
- **Sri Pradip Kumar Pal** (Person) — Prior Owner who transferred 8 Chhatak land to Ashok Basu via Sale Deed No. 1186/2001, Son of Sri Nitai Pal
- **Government of West Bengal** (Organization) — Grantor/Donor in registered Deed of Gift No. 284/2006 in favour of Smt. Kamala Basu
- **Sri Sourav Mitra** (Person) — Individual whose identity proof is appended in the document annexures, Son of Pranab Mitra

KEY DATES

- **12/11/2006** — Registration of Deed of Gift No. 284/2006 by Government of West Bengal transferring 0.0453 Acre in R.S. Plot 512 to Smt. Kamala Basu at ADSR Uttarpur

- **20/02/2007** — Death of Smt. Kamala Basu intestate, leaving 5 surviving legal heirs (each inheriting 1/5th undivided share)
- **21/06/2011** — Death of Sri Tapan Basu intestate, leaving wife Anita Basu and minor son Rohan Basu (each inheriting 1/10th undivided share)
- **05/12/2016** — Sanction of Building Plan No. 26/N/B-V for P+3 storied building by Navapur Municipal Corporation
- **10/11/2017** — Order passed by Ld. District Judge, Uttarpur in Misc. Judicial Case No. 47 of 2017 permitting natural guardian Smt. Anita Basu to sell minor Rohan Basu's share
- **10/03/2018** — Execution and registration of General Power of Attorney No. 17/2018 by Smt. Mitali Ghosh in favour of Sri Subir Basu at ADSR Sonapur
- **21/08/2020** — Purchase of non-judicial stamp paper and online payment of stamp duty and registration fees via GRIPS Portal
- **23/08/2020** — Execution and presentation of the Deed of Conveyance (Sale) at ADSR Kalyanpur
- **25/08/2020** — Registration of Deed of Conveyance No. I-0920-04417/2020 at the Office of ADSR Kalyanpur, Uttarpur
- **29/08/2020** — Digital signing of registered Deed No. I-0920-04417/2020 by the Additional District Sub-Registrar, Kalyanpur

FINANCIAL DETAILS

- **Sale_Price: ₹20,67,000** — Total agreed sale consideration paid by Purchaser to the Developer/Confirming Party (Sample Developers Pvt. Ltd.) towards cost and remuneration of flat construction (23/08/2020)
- **Market_Value: ₹20,67,512** — Assessed market value of the property under West Bengal PUVI Rules 2001 (23/08/2020)
- **Stamp_Duty: ₹1,24,071** — Total stamp duty paid under Article 23: ₹5,000/- via impressed stamp paper (Serial No. 723) and ₹1,19,071/- via online GRIPS portal (Ref. No. 5775-1011-6341-0276-83) (21/08/2020)
- **Registration_Fee: ₹20,689** — Registration fees paid online via GRIPS portal under Article A(1), E (Ref. No. 5775-1011-6341-0276-83) (21/08/2020)
- **Court_Fee: ₹10** — Court fees paid on the instrument (21/08/2020)
- **Administrative_Fee: ₹50** — Fee received from applicant for issuing urban assessment slip (25/08/2020)

RELATIONSHIPS

- **Sri Subir Basu → Smt. Mitali Ghosh** (GPA_Holder): Empowered to act on behalf of Smt. Mitali Ghosh vide registered General Power of Attorney dated 10.03.2018 (Book IV, Vol 2003-2018, Pages 210-221, No. 17/2018 at ADSR Sonapur)

- **Smt. Anita Basu → Master Rohan Basu** (Guardian): Mother and natural guardian permitted to sell minor's undivided share vide Order dated 10.11.2017 in Misc. Judicial Case No. 47 of 2017 passed by Ld. District Judge, Uttarpur
- **Sri Rajib Sarkar → Sample Developers Private Limited** (Director): Director executing on behalf of Sample Developers Private Limited
- **Smt. Mitali Ghosh → Sri Amit Kumar Sen** (Seller): Vendor conveying undivided share in land to Purchaser
- **Sri Subir Basu → Sri Amit Kumar Sen** (Seller): Vendor conveying undivided share in land to Purchaser
- **Smt. Sima Roy → Sri Amit Kumar Sen** (Seller): Vendor conveying undivided share in land to Purchaser
- **Sri Ashok Basu → Sri Amit Kumar Sen** (Seller): Vendor conveying undivided share in land to Purchaser
- **Smt. Anita Basu → Sri Amit Kumar Sen** (Seller): Vendor conveying undivided share in land to Purchaser
- **Master Rohan Basu → Sri Amit Kumar Sen** (Seller): Minor Vendor conveying undivided share in land through natural guardian to Purchaser
- **Sample Developers Private Limited → Sri Amit Kumar Sen** (Confirming_Party): Developer conveying and confirming absolute transfer of Flat No. A (Developer allocation) upon receipt of full consideration
- **Sri Pradip Kumar Pal → Sri Ashok Basu** (Seller): Sold 8 Chhatak in RS Plot Nos. 511 & 512 via registered Sale Deed No. 1186/2001
- **Government of West Bengal → Smt. Kamala Basu** (Donor): Gifted 0.0453 Acre (LOP 85) in RS Plot No. 512 via registered Gift Deed No. 284/2006

TITLE FLOW

Sri Pradip Kumar Pal → Sri Ashok Basu | Sale Deed No. 1186/2001 | 2001 | R.S. Plot Nos. 511 & 512, Khatian No. 241/2(Ka) | 8 Chhatak | Consideration recited in deed | Prior ownership and possession of Sri Pradip Kumar Pal

Government of West Bengal → Smt. Kamala Basu | Gift Deed No. 284/2006 | 12/11/2006 | R.S. Plot No. 512, Khatian No. 241/3(Ka), LOP No. 85 | 0.0453 Acre | Nil (Gift) | Government of West Bengal grant under RR&R Department

Smt. Kamala Basu (died intestate on 20/02/2007) → Smt. Mitali Ghosh (1/5th), Sri Ashok Basu (1/5th), Sri Subir Basu (1/5th), Smt. Sima Roy (1/5th), Sri Tapan Basu (1/5th) | Succession (Intestate) | 20/02/2007 | R.S. Plot No. 512 | 0.0453 Acre | Nil (Inheritance) | Acquisition by Smt. Kamala Basu vide Gift Deed No. 284/2006

Sri Tapan Basu (died intestate on 21/06/2011) → Smt. Anita Basu (1/10th), Master Rohan Basu (1/10th) | Succession (Intestate) | 21/06/2011 | R.S. Plot No. 512 | Undivided 1/5th share of Tapan Basu | Nil

(Inheritance) | Inheritance from Late Kamala Basu's estate

Smt. Mitali Ghosh, Sri Ashok Basu, Sri Subir Basu, Smt. Sima Roy, Smt. Anita Basu, Master Rohan Basu (Vendors) + Sample Developers Private Limited (Developer/Confirming Party) -> Sri Amit Kumar Sen | Sale Deed No. 4417/2020 (Deed No. I-0920-04417/2020) | 23/08/2020 | R.S. Plot Nos. 511 & 512, Khatian Nos. 241/2(Ka) & 241/3(Ka) | Flat No. A (965 sq. ft. super built-up area) in 'Sunflower Apartment' on 3 Katha 3 Chhatak 39 Sq. Ft. land | ₹20,67,000/- | Land derived via Sale Deed No. 1186/2001, Gift Deed No. 284/2006, Hindu Succession, District Court Order in Misc. Jud. Case No. 47/2017, and Development Agreement No. 2058/2018

LEGAL FINDINGS

- This is a registered Deed of Conveyance (Sale) conveying Flat No. A on the First Floor (Front Side) measuring 965 sq. ft. super built-up area in 'Sunflower Apartment' along with proportionate undivided share in land and common areas to Sri Amit Kumar Sen for a total consideration of ₹20,67,000/-.
- The property forms part of the Developer's saleable allocation under registered Development Agreement No. 2058/2018 (Book No. I, Volume No. 0920-2018, pages 41203 to 41246) entered into between the land co-owners and Sample Developers Private Limited.
- Smt. Mitali Ghosh was represented by her constituted attorney Sri Subir Basu pursuant to a registered General Power of Attorney dated 10.03.2018 registered at ADSR Sonapur in Book IV, Volume No. 2003-2018, pages 210 to 221, being No. 17 for the year 2018.
- Vendor Master Rohan Basu is a minor represented by his natural guardian and mother Smt. Anita Basu, who obtained judicial permission to alienate the minor's undivided 1/10th share pursuant to an Order dated 10.11.2017 passed by the Ld. District Judge, Uttarpur in Misc. Judicial Case No. 47 of 2017 under Sections 7, 10 & 29 of the Guardian and Wards Act, 1890.
- The underlying mother land measuring 3 Katha 3 Chhatak 39 Sq. Ft. was formed by amalgamating two parcels: (i) 8 Chhatak in R.S. Plot Nos. 511 & 512 acquired by Sri Ashok Basu from Sri Pradip Kumar Pal vide registered Sale Deed No. 1186/2001 (Book I, Vol 14, pages 101-104 at DSR Uttarpur); and (ii) 0.0453 Acre (LOP No. 85) in R.S. Plot No. 512 gifted to Smt. Kamala Basu by the Government of West Bengal vide registered Deed of Gift No. 284/2006 (Book I, pages 1410-1413 at ADSR, R.R. & R. Dept., Uttarpur).
- Following the intestate death of Smt. Kamala Basu on 20.02.2007, her undivided share devolved equally in 1/5th share each upon her five legal heirs: Smt. Mitali Ghosh, Sri Ashok Basu, Sri Subir Basu, Smt. Sima Roy, and Sri Tapan Basu.

- Following the intestate death of Sri Tapan Basu on 21.06.2011, his 1/5th share devolved equally in 1/10th share each upon his wife Smt. Anita Basu and minor son Master Rohan Basu.
- The P+3 storied residential building 'Sunflower Apartment' was constructed in accordance with Building Plan No. 26/N/B-V dated 05.12.2016 duly sanctioned by Navapur Municipal Corporation.
- Registration endorsement confirms assessment of market value at ₹20,67,512/-, total stamp duty paid of ₹1,24,071/-, and registration fees of ₹20,689/- paid under Query No. 7488-7140-1076-36/2020 at ADSR Kalyanpur, entered in Book I, Volume 0920-2020, pages 52310 to 52357 as Deed No. I-0920-04417/2020.
- Supporting annexures to the deed include PAN cards, Aadhaar cards, Form 60 declarations, executant photograph/fingerprint sheets, and the Aadhaar card of Sri Sourav Mitra at page 90.

PROPERTY COVERED

- Sunflower Apartment, Sarat Nagar, Temple Road, Station Road, Ward No. 12 of Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur, West Bengal • **Extent: 965 sq ft**
 - North: Schedule-A Land & Building
 - South: 20 Ft. wide NMC Road (Front Side)
 - East: Schedule-A Common Areas & Facilities
 - West: Schedule-A Common Areas & Facilities
- Sarat Nagar, Ward No. 12 of Navapur Municipal Corporation, Mouza Rampur, Sheet No. 3, J.L. No. 11, Pargana Uttar, P.S. Kalyanpur, District Uttarpur, West Bengal • **Extent: 3 Katha 3 Chhatak 39 Sq. Ft.**
 - North: Land & house of Gopal Dey
 - South: 20 Ft. wide NMC road
 - East: Land & house of Bimal Nandi
 - West: Land & house of Shankar Paul & Vacant land

Online Deed Details Search Report - Deed No. 04417/2020

Type: Deed Search Report • **Date: 25/08/2020** • **Doc No.: 0920-04417/2020** • **Pages: 2**

PARTIES: Mitali Ghosh, Subir Basu, Sima Roy, Ashok Basu, Anita Basu, Rohan Basu → —

is an official Deed Details Search Report generated from the Directorate of Registration and Stamp Revenue, Government of West Bengal portal (wbregistration.gov.in), confirming the registration of Sale Deed bearing Deed No. I-0920-04417/2020 (Deed No. 04417/2020, Serial No. 4361-3112-87/2020) registered on 25-08-2020 with A.D.S.R. Kalyanpur, recorded in Volume No. 0920-2020, Pages 52310 to 52357. The search report discloses the transfer of an

Apartment/Flat on Floor 1 with a Super Built-up Area of 965 sq.ft., situated in RS Plot Nos. 511 and 512, Khatian No. 241, Mouza Rampur Sheet No. 3, under Navapur Municipal Corporation, PS Kalyanpur, District Uttarpur. The sellers/executants are: (1) Mitali Ghosh, W/o Shri Sanjay Ghosh; (2) Subir Basu, S/o Late Haripada Basu (also acting as Attorney for sellers); (3) Sima Roy, W/o Shri Debasish Roy; (4) Ashok Basu, S/o Late Haripada Basu; (5) Anita Basu, W/o Late Tapan Basu; and (6) Rohan Basu (Minor), S/o Late Tapan Basu, represented by mother and natural guardian Anita Basu, with Rajib Sarkar acting as Representative of the sellers.

PARTIES & ROLES

- **Subir Basu** (Person) — Son of Late Haripada Basu, resident of Navapur MC, District Uttarpur, PS Kalyanpur; Seller and Attorney for sellers
- **Anita Basu** (Person) — Wife of Late Tapan Basu, resident of Navapur MC, District Uttarpur, PS Kalyanpur; Seller and Natural Guardian of minor Rohan Basu
- **Rajib Sarkar** (Person) — Son of Late Manoj Sarkar, resident of Navapur MC, District Uttarpur, PS Navapur; Representative for the sellers
- **Mitali Ghosh** (Person) — Wife of Shri Sanjay Ghosh, resident of Sonapur, District Sonapur; Co-owner / Seller
- **Sima Roy** (Person) — Wife of Shri Debasish Roy, resident of Navapur MC, District Uttarpur, PS Kalyanpur; Co-owner / Seller
- **Ashok Basu** (Person) — Son of Late Haripada Basu, resident of Navapur MC, District Uttarpur, PS Kalyanpur; Co-owner / Seller
- **Rohan Basu** (Person) — Son of Late Tapan Basu; Minor Seller represented by natural guardian Anita Basu

KEY DATES

- **25/08/2020** — Registration Date of Sale Deed No. I-0920-04417/2020 (Deed No. 04417/2020) at A.D.S.R. Kalyanpur
- **29/08/2020** — Date of Completion and Date of Delivery of Deed No. I-0920-04417/2020

RELATIONSHIPS

- **Subir Basu → Flat/Apartment on Floor 1, RS Plot Nos. 511, 512** (Seller): Co-owner and seller conveying undivided share and interest in the apartment
- **Subir Basu → Mitali Ghosh** (Attorney): Acted as Attorney on behalf of co-sellers
- **Anita Basu → Rohan Basu** (Guardian): Mother and natural guardian representing minor co-seller Rohan Basu
- **Anita Basu → Flat/Apartment on Floor 1, RS Plot Nos. 511, 512** (Seller): Co-owner and seller conveying her share and interest

- **Rohan Basu → Flat/Apartment on Floor 1, RS Plot Nos. 511, 512 (Seller):** Minor co-owner selling share through natural guardian Anita Basu
- **Mitali Ghosh → Flat/Apartment on Floor 1, RS Plot Nos. 511, 512 (Seller):** Co-owner and seller conveying her share and interest
- **Sima Roy → Flat/Apartment on Floor 1, RS Plot Nos. 511, 512 (Seller):** Co-owner and seller conveying her share and interest
- **Ashok Basu → Flat/Apartment on Floor 1, RS Plot Nos. 511, 512 (Seller):** Co-owner and seller conveying his share and interest
- **Rajib Sarkar → Subir Basu (Representative):** Acted as representative for the sellers

TITLE FLOW

Mitali Ghosh, Subir Basu, Sima Roy, Ashok Basu, Anita Basu & Rohan Basu (Minor represented by guardian Anita Basu) → [Transferee / Purchaser not displayed on search page] | Sale Deed No. I-0920-04417/2020 (Deed No. 04417/2020) | 25/08/2020 | RS Plot Nos. 511, 512, Khatian No. 241, Mouza Rampur Sheet No. 3 | 965 sq.ft. Super Built-up Area (1st Floor Flat) | Consideration not stated | Sellers' title derived as co-owners / legal heirs of Basu family

LEGAL FINDINGS

- The document is an official Deed Details Search Report from the Directorate of Registration and Stamp Revenue, Finance Department, Government of West Bengal (wbregistration.gov.in), confirming the registration of a Sale Deed under Deed No. I-0920-04417/2020 (Deed No. 04417/2020, Serial No. 4361-3112-87/2020) at A.D.S.R. Kalyanpur.
- The Sale Deed was presented and registered on 25/08/2020, completed on 29/08/2020, and delivered on 29/08/2020, recorded in Volume No. 0920-2020, Pages 52310 to 52357.
- The subject property transferred under the deed is an Apartment/Flat on Floor No. 1 with a Super Built-up Area of 965 sq.ft., situated in RS Plot Nos. 511 and 512, Khatian No. 241, Mouza Rampur Sheet No. 3, within Navapur Municipal Corporation, PS Kalyanpur, District Uttarpur.
- The vendors/sellers named in the registration record are: (1) Mitali Ghosh, W/o Shri Sanjay Ghosh; (2) Subir Basu, S/o Late Haripada Basu; (3) Sima Roy, W/o Shri Debasish Roy; (4) Ashok Basu, S/o Late Haripada Basu; (5) Anita Basu, W/o Late Tapan Basu; and (6) Rohan Basu (Minor), S/o Late Tapan Basu represented by natural guardian Anita Basu.
- Subir Basu additionally acted as Attorney for the sellers, and Rajib Sarkar, S/o Late Manoj Sarkar, acted as Representative for the sellers.

- Minor interest: Rohan Basu is recorded as a minor seller represented by his natural guardian Anita Basu; legal necessity or court permission for alienation of minor undivided share should be verified from the parent deed.
- The printout reflects Page 1 of 2 of the online search portal; Page 2 of the uploaded file is a blank sheet, hence purchaser/claimant details and consideration are not printed on this sheet.

PROPERTY COVERED

- Floor No: 1, Mouza: Rampur Sheet No. 3, Municipality: NAVAPUR MC., PS: Kalyanpur, District: Uttarpur, West Bengal • **Extent: 965 sq.ft. (Super Build Area)**

Order No. 18 in Title Suit No. 163 of 2021

Type: Court Order • **Date:** 16/01/2026 • **Doc No.:** Order No. 18 (T.S. No. 163 of 2021) • **Pages:** 1

is a court order bearing Order No. 18 dated 16-01-2026 passed by the Court of Civil Judge, Junior Division, Uttarpur in Title Suit No. 163 of 2021 (CNR No. WBXX01-0345-31-2021, J.O. Code WB01260). The proceedings record that the matter was fixed for show cause by the plaintiff; however, the plaintiff remained absent without taking steps despite repeated calls up to 2:30 pm. Holding that the plaintiff was reluctant to proceed with the case, the Court ordered that Title Suit No. 163 of 2021 be dismissed for default and further ordered that any interim order operating in the suit stands vacated.

PARTIES & ROLES

- **Court of Civil Judge, Junior Division, Uttarpur** (Court) — Adjudicating court in Title Suit No. 163 of 2021 (CNR No. WBXX01-0345-31-2021, J.O. Code WB01260)
- **Plaintiff (Name not specified in order sheet)** (Person) — Plaintiff in T.S. No. 163 of 2021 who failed to show cause / take steps, leading to dismissal of the suit for default

KEY DATES

- **16/01/2026** — Order No. 18 passed dismissing Title Suit No. 163 of 2021 for default and vacating interim order (if any)

RELATIONSHIPS

- **Court of Civil Judge, Junior Division, Uttarpur → Plaintiff (Name not specified in order sheet)** (Adjudicated): Dismissed the suit for default due to non-appearance and lack of steps by the plaintiff

LEGAL FINDINGS

- Title Suit No. 163 of 2021 (CNR No. WBXX01-0345-31-2021, J.O. Code WB01260) in the Court of Civil Judge, Junior Division, Uttarpur was called for showcase by the plaintiff on 16.01.2026.

- The plaintiff remained absent without taking steps upon repeated calls up to 2:30 PM, leading the Court to find the plaintiff reluctant to proceed.
- Pursuant to Order No. 18 dated 16.01.2026, Title Suit No. 163 of 2021 was dismissed for default, and any interim order operating therein was explicitly vacated, removing pending litigation encumbrance under this suit.

PROPERTY COVERED

- Uttarpur, West Bengal

Agreement for Sale

Type: Agreement for Sale • **Date:** 15/09/2026 • **Pages:** 16

PARTIES: Sri Amit Kumar Sen → Sri Sourav Mitra

is an unregistered Agreement for Sale dated 15-09-2026 executed on Non-Judicial Stamp Paper (Serial No. EF 2268) between Sri Amit Kumar Sen, S/o Late Haren Chandra Sen (Vendor) and Sri Sourav Mitra, S/o Pranab Mitra (Purchaser). The recitals show that the vendor acquired absolute ownership of residential Flat No. A on the First Floor (Front Side) measuring 965 sq.ft. super built-up area (821 sq.ft. built-up area, 772 sq.ft. carpet area) in the P+3 residential building named 'SUNFLOWER APARTMENT' standing on land measuring 3 Katha 3 Chhataks 39 Sq.Ft. (comprising 3 Katha in R.S. Plot No. 512 and 3 Chhatak 39 Sq.Ft. in R.S. Plot No. 511, Khatian Nos. 241/3(Ka) & 241/2(Ka), Mouza Rampur, Sheet No. 3, J.L. No. 11, Sarat Nagar, Ward No. 12 of Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur) via registered Deed of Sale No. 4417/2020 registered at the office of ADSR Kalyanpur (Book I, Volume No. 0920-2020, pages 52310 to 52357) from the recorded owners (1) Smt. Mitali Ghosh, W/o Sanjay Ghosh (represented by Constituted Attorney Sri Subir Basu), (2) Sri Subir Basu, S/o Haripada Basu, (3) Smt. Sima Roy, W/o Sri Debasish Roy, (4) Sri Ashok Basu, S/o Late Haripada Basu, (5) Smt. Anita Basu, W/o Late Tapan Basu, (6) Master Rohan Basu, S/o Late Tapan Basu (represented by Constituted Attorney Smt. Anita Basu), and M/s Sample Developers Private Limited as developer and confirming party. Under this agreement, the vendor agreed to sell and convey the schedule flat along with proportionate undivided share in land and common facilities to the purchaser for a total consideration of Rs. 37,00,000/-, having received Rs. 5,00,000/- as advance via cheque dated 11-09-2026, with the balance Rs. 32,00,000/- payable at the time of execution and registration of the absolute Sale Deed on or before 14-12-2026, upon which vacant physical possession shall be delivered.

PARTIES & ROLES

- **Sri Amit Kumar Sen** (Person) — Vendor / Absolute Owner, S/o Late Haren Chandra Sen, PAN: ABCDEI234F, resident of Temple Road, P.O. Station Road, P.S. Kalyanpur, District Uttarpur, West Bengal

- **Sri Sourav Mitra** (Person) — Purchaser, S/o Pranab Mitra, PAN: ABCDEI234F, Aadhaar: XXXX XXXX 0000, resident of 4/2 Station Para, Temple Road, Station Road, Ward No. 12, P.O. Station Road, District Uttarpur, West Bengal
- **Smt. Mitali Ghosh** (Person) — Prior Recorded Land Owner, W/o Sanjay Ghosh, represented by Constituted Attorney Sri Subir Basu in prior Sale Deed No. 4417/2020
- **Sri Subir Basu** (Person) — Prior Recorded Land Owner and Constituted Attorney for Smt. Mitali Ghosh, S/o Haripada Basu in prior Sale Deed No. 4417/2020
- **Smt. Sima Roy** (Person) — Prior Recorded Land Owner, W/o Sri Debasish Roy in prior Sale Deed No. 4417/2020
- **Sri Ashok Basu** (Person) — Prior Recorded Land Owner, S/o Late Haripada Basu in prior Sale Deed No. 4417/2020
- **Smt. Anita Basu** (Person) — Prior Recorded Land Owner, W/o Late Tapan Basu, and Constituted Attorney for Master Rohan Basu in prior Sale Deed No. 4417/2020
- **Master Rohan Basu** (Person) — Prior Recorded Land Owner (Minor), S/o Late Tapan Basu, represented by mother/attorney Smt. Anita Basu in prior Sale Deed No. 4417/2020
- **Sample Developers Private Limited** (Organization) — Developer and Confirming Party in prior Sale Deed No. 4417/2020, represented by Director Sri Rajib Sarkar
- **Sri Rajib Sarkar** (Person) — Director of Sample Developers Private Limited, S/o Late Manoj Sarkar

KEY DATES

- **15/09/2026** — Execution of the Agreement for Sale by Vendor Sri Amit Kumar Sen and Purchaser Sri Sourav Mitra
- **11/09/2026** — Issuance date of cheque for advance amount of ₹5,00,000/-
- **14/12/2026** — Stipulated deadline (3 months from execution) for execution and registration of absolute Sale Deed
- **14/09/2026** — Date of purchase/issuance of Non-Judicial Stamp Paper from Stamp Vendor
- **12/01/2020** — Year 2020: Execution and registration of prior Sale Deed No. 4417/2020 in favor of Sri Amit Kumar Sen at ADSR Kalyanpur

FINANCIAL DETAILS

- **Sale_Price: ₹37,00,000** — Total agreed sale consideration for Flat No. A in Sunflower Apartment, inclusive of all expenses
- **Advance_Payment: ₹5,00,000** — Advance earnest payment paid by purchaser via cheque dated 11/09/2026 (11/09/2026)
- **Balance_Consideration: ₹32,00,000** — Balance consideration payable by purchaser at the time of execution and registration of absolute Sale Deed on or before 14/12/2026
- **Stamp_Duty: ₹10** — Stamp paper duty value bearing serial number EF 2268 (14/09/2026)

RELATIONSHIPS

- **Sri Amit Kumar Sen → Sri Sourav Mitra (Seller)**: Agrees to sell Flat No. A on the First Floor of Sunflower Apartment for total consideration of ₹37,00,000/- within 3 months (on or before 14/12/2026)
- **Sri Sourav Mitra → Sri Amit Kumar Sen (Buyer)**: Agrees to purchase Flat No. A on the First Floor of Sunflower Apartment, paying ₹5,00,000/- advance and ₹32,00,000/- balance at registration
- **Sri Amit Kumar Sen → Flat No. A, First Floor, Sunflower Apartment (Owner)**: Acquired title and ownership vide registered Deed of Sale No. 4417/2020 recorded in Book I, Volume 0920-2020 at ADSR Kalyanpur
- **Sri Subir Basu → Smt. Mitali Ghosh (GPA_Holder)**: Acted as Constituted Attorney for Smt. Mitali Ghosh in the registered Sale Deed No. 4417/2020
- **Smt. Anita Basu → Master Rohan Basu (GPA_Holder)**: Acted as mother and Constituted Attorney for minor son Master Rohan Basu in registered Sale Deed No. 4417/2020
- **Sample Developers Private Limited → Sunflower Apartment (Developer)**: Developed the P+3 residential apartment building named Sunflower Apartment on Schedule A land and joined as Developer/Confirming Party in prior deed 4417/2020

TITLE FLOW

Smt. Mitali Ghosh, Sri Subir Basu, Smt. Sima Roy, Sri Ashok Basu, Smt. Anita Basu, Master Rohan Basu & M/s Sample Developers Pvt Ltd → Sri Amit Kumar Sen | Deed of Sale No. 4417/2020 | 2020 | R.S. Plot Nos. 512 & 511, Khatian Nos. 241/3(Ka) & 241/2(Ka), Mouza Rampur | Flat No. A (821 sq.ft built-up, 965 sq.ft super built-up) in Sunflower Apartment with proportionate undivided land share out of 3 Katha 3 Chhataks 39 Sq.Ft. | Consideration not recited | Prior recorded land ownership and development agreement

Sri Amit Kumar Sen → Sri Sourav Mitra | Agreement for Sale | 15/09/2026 | R.S. Plot Nos. 512 & 511, Khatian Nos. 241/3(Ka) & 241/2(Ka), Mouza Rampur | Flat No. A (821 sq.ft built-up, 965 sq.ft super built-up) in Sunflower Apartment with proportionate undivided land share | ₹37,00,000 | Acquired vide registered Sale Deed No. 4417/2020 registered at ADSR Kalyanpur

LEGAL FINDINGS

- The vendor Sri Amit Kumar Sen acquired absolute ownership of Flat No. A on the First Floor (Front Side) of 'SUNFLOWER APARTMENT' (built-up area 821 sq.ft., super built-up area 965 sq.ft., carpet area 772 sq.ft.) along with proportionate undivided share in parent land measuring 3 Katha 3 Chhataks 39 Sq.Ft. via registered Deed of Sale No. 4417 for the year 2020 recorded in Book No. I, Volume No. 0920-2020, pages 52310 to 52357 at ADSR Kalyanpur from recorded owners Smt. Mitali Ghosh, Sri Subir Basu, Smt. Sima Roy, Sri Ashok Basu, Smt. Anita Basu, Master Rohan Basu and Developer/Confirming Party M/s Sample Developers Private Limited.

- The total agreed sale consideration is Rs. 37,00,000/- (Rupees Thirty Seven Lakhs only), against which an advance of Rs. 5,00,000/- was paid by the purchaser Sri Sourav Mitra via cheque dated 11.09.2026, leaving a balance consideration of Rs. 32,00,000/- payable at the time of final sale deed registration.
- The validity period of the Agreement for Sale is 3 months from the date of execution, stipulating execution and registration of the absolute Sale Deed on or before 14.12.2026.
- Vacant physical possession of the schedule flat is agreed to be handed over to the purchaser only upon execution and registration of the absolute Sale Deed at ADSR Kalyanpur.
- All expenses towards stamp duty and registration fees for the final conveyance deed are agreed to be borne solely by the purchaser.
- The schedule property comprises Flat No. A (First Floor Front Side) having 965 sq.ft. super built-up area (821 sq.ft. built-up, 772 sq.ft. carpet area) in 'SUNFLOWER APARTMENT' standing on land measuring 3 Katha in R.S. Plot No. 512 and 3 Chhatak 39 Sq.Ft. in R.S. Plot No. 511 (total 3 Katha 3 Chhatak 39 Sq.Ft.), recorded in Khatian Nos. 241/3(Ka) and 241/2(Ka), Mouza Rampur, J.L. No. 11, Pargana Uttar, Sarat Nagar, Ward No. 12, NMC, P.S. Kalyanpur, District Uttarpur.
- Parent land boundaries per Schedule A: North by Land and house of Gopal Dey; South by 20 Feet Wide NMC Road; East by Land and house of Bimal Nandi; West by Land and house of Shankar Paul and vacant land.
- Schedule C enumerates 10 items of common maintenance expenses (lift, generator, transformer, pumps, common lighting, staff salaries, municipal/water taxes, building insurance) shared proportionately by unit owners.
- Schedule D enumerates common areas and facilities including common staircase to roof, entrance/exit pathways to NMC Road, overhead tanks/plumbing/pumps, drainage/septic tank, well, boundary walls/gates, open land inside compound, and 50% shared use of the ultimate roof/terrace.
- The agreement provides for specific performance of contract in case of breach by either party under the exclusive jurisdiction of the Uttarpur Court.

PROPERTY COVERED

- Sunflower Apartment, First Floor (Front Side), Sarat Nagar, Ward No. 12 of Navapur Municipal Corporation, P.O. Station Road, P.S. Kalyanpur, District Uttarpur, West Bengal • **Extent: 965 sq.ft. (Super Built-up Area), 821 sq.ft. (Built-up Area), 772 sq.ft. (Carpet Area)**
 - North: Land and house of Gopal Dey (Schedule A boundary)
 - South: 20 Feet Wide NMC Road (Schedule A boundary)

- East: Land and house of Bimal Nandi (Schedule A boundary)
- West: Land and house of Shankar Paul and vacant land (Schedule A boundary)
- Sarat Nagar, Mouza Rampur, Sheet No. 3, J.L. No. 11, Pargana Uttar, Ward No. 12 of Navapur Municipal Corporation, P.S. Kalyanpur, District Uttarpur, West Bengal • **Extent: 3 Katha 3 Chhataks 39 Sq. Ft. (comprising 3 Katha in R.S. Plot No. 512 and 3 Chhatak 39 Sq. Ft. in R.S. Plot No. 511)**
- North: Land and house of Gopal Dey
- South: 20 Feet Wide NMC Road
- East: Land and house of Bimal Nandi
- West: Land and house of Shankar Paul and vacant land

eCourts Party Name Search Report - Civil Judge Sr. Divn. Uttarpur

Type: Court Search Report • **Date: 04/10/2026** • **Pages: 14**

is an eCourts litigation search report generated on 04-10-2026 from the official District Court, Uttarpur portal (Civil Judge Sr. Divn. Uttarpur) in respect of Sri Amit Kumar Sen. The recitals show that searches were systematically carried out for party name 'AMIT KUMAR SEN' across each consecutive calendar year from 2013 to 2026 (covering 14 years), and each search query returned 'No Results found', confirming that there is no recorded civil litigation, adverse court order, or pending suit in the Court of the Civil Judge (Senior Division), Uttarpur concerning the searched party.

PARTIES & ROLES

- **Amit Kumar Sen** (Person) — Party / executant whose name was searched for pending court orders and litigations
- **Civil Judge Sr. Divn. Uttarpur** (Court) — Court establishment where the litigation and court order search was conducted
- **District Court, Uttarpur** (Court) — District court jurisdiction under Calcutta High Court hosting the eCourts services

KEY DATES

- **04/10/2026** — Date of conducting online litigation search on Uttarpur District Court eCourts portal
- **13/09/2026** — Portal database last updated date mentioned on the eCourts website

RELATIONSHIPS

- **Amit Kumar Sen** → **Civil Judge Sr. Divn. Uttarpur** (Searched_in): Searched as Petitioner/Respondent across years 2013 to 2026; no case records or orders found

LEGAL FINDINGS

- This document comprises 14 pages of official e-Courts search printouts from the Uttarpur District Court portal (the eCourts district portal under the Calcutta High Court jurisdiction).
- The litigation search by party name was executed on 04/10/2026 for party 'AMIT KUMAR SEN' as Petitioner/Respondent in the Court Establishment of 'Civil Judge Sr. Divn. Uttarpur'.
- Searches were carried out individually and comprehensively for each consecutive year from 2013 through 2026 (Page 1: 2013, Page 2: 2014, Page 3: 2015, Page 4: 2016, Page 5: 2017, Page 6: 2018, Page 7: 2019, Page 8: 2020, Page 9: 2021, Page 10: 2022, Page 11: 2023, Page 12: 2024, Page 13: 2025, Page 14: 2026).
- Every single yearly query from 2013 to 2026 returned 'No Results found.', confirming that no civil suits, court proceedings, or adverse court orders are registered under the name of Amit Kumar Sen in the Court of the Civil Judge (Senior Division), Uttarpur for this 14-year search window.

PROPERTY COVERED

- Uttarpur, West Bengal

Online Registration Search Report (By Seller/Buyer/Party Name)

Type: Online Registration Search Report • Date: 04/10/2026 • Pages: 16

is an Online Registration Search Report (Search by Seller/Buyer/Party Name) generated on 04-10-2026 from the Directorate of Registration and Stamp Revenue portal, Finance Department, Government of West Bengal, conducted for party name 'Amit Kumar Sen' across all registration districts for the years 2012 to 2026. The search reflects nil transactions for the years 2012–2019, 2021–2023, and 2025–2026. For the year 2020, it discloses two registered Sale Deeds in favor of Amit Kumar Sen (S/o Haren Chandra Sen) as buyer at A.D.S.R. Kalyanpur, specifically Deed No. I-0920-04417/2020 dated 25-08-2020 (Volume 0920-2020, Pages 52310-52357) pertaining to a 1st floor apartment of 965 sq.ft. super built-up area on RS Plot Nos. 511 & 512, Khatian No. 241 at Mouza Rampur Sheet No. 3, Navapur MC, and Deed No. I-0907-2253-3/2020 dated 29-08-2020 (Volume 0920-2020, Pages 15132-01053). For the year 2024, it discloses two registered Sale Deeds in favor of Amit Kumar Sen (S/o Late Haren Chandra Sen) as buyer at A.D.S.R. Kalyanpur, namely Deed No. I-1410-0038-1/2024 dated 06-08-2024 (Volume 0920-2024, Pages 1002-96-0451-07) and Deed No. I-5492-5355-2/2024 dated 17-09-2024 (Volume 0920-2024, Pages 4042-35-6194-45).

PARTIES & ROLES

- **Amit Kumar Sen** (Person) — Son of Late Haren Chandra Sen; Search subject and Buyer in registered Sale Deeds at A.D.S.R. Kalyanpur

- **Haren Chandra Sen (Person)** — Father of Amit Kumar Sen (recorded as Late Haren Chandra Sen in 2024 entries)

KEY DATES

- **25/08/2020** — Registration date of Sale Deed No. I-0920-04417/2020 in favor of Amit Kumar Sen at A.D.S.R. Kalyanpur
- **29/08/2020** — Completion/delivery date of Deed No. I-0920-04417/2020 and Registration date of Sale Deed No. I-0907-2253-3/2020 at A.D.S.R. Kalyanpur
- **30/08/2020** — Completion and delivery date of Sale Deed No. I-0907-2253-3/2020 at A.D.S.R. Kalyanpur
- **06/08/2024** — Registration date of Sale Deed No. I-1410-0038-1/2024 in favor of Amit Kumar Sen at A.D.S.R. Kalyanpur
- **13/08/2024** — Completion date of Sale Deed No. I-1410-0038-1/2024 at A.D.S.R. Kalyanpur
- **17/09/2024** — Registration date of Sale Deed No. I-5492-5355-2/2024 in favor of Amit Kumar Sen at A.D.S.R. Kalyanpur
- **21/09/2024** — Completion date of Sale Deed No. I-5492-5355-2/2024 at A.D.S.R. Kalyanpur
- **04/10/2026** — Date of conducting online registration search on West Bengal registration portal

RELATIONSHIPS

- **Amit Kumar Sen → Apartment (Floor No: 1, RS Plot Nos. 511, 512, Mouza Rampur)** (Buyer): Purchased under registered Sale Deed No. I-0920-04417/2020 registered at A.D.S.R. Kalyanpur
- **Amit Kumar Sen → Haren Chandra Sen (Son_of)**: Parentage confirmed in registration search records

LEGAL FINDINGS

- An online search of registration records across all districts in West Bengal was conducted on the Directorate of Registration and Stamp Revenue portal, Finance Department, Government of West Bengal, for party name 'Amit Kumar Sen' covering the years 2012 to 2026.
- For the years 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2021, 2022, 2023, 2025, and 2026, the search resulted in 'No Record Found' across all registration offices in West Bengal.
- For the year 2020, two registered Sale transactions are recorded in favor of Amit Kumar Sen (Son of Haren Chandra Sen) as Buyer at A.D.S.R. Kalyanpur: (1) Deed No. I-0920-04417/2020 (Volume No. 0920-2020, Pages 52310 to 52357, registered on 25/08/2020, Query No. 7488-7140-1076-36/2020, Serial No. 4361-3112-87/2020) concerning an Apartment of 965 sq.ft. super built-up area on Floor No. 1, RS Plot Nos. 511 and 512, Khatian No. 241, Mouza Rampur Sheet No. 3, PS Kalyanpur, Navapur MC; and (2)

Deed No. I-0907-2253-3/2020 (Volume No. 0920-2020, Pages 15132 to 01053, registered on 29/08/2020, Query No. 3401-8273-0504-00/2020, Serial No. 4044-9841-92/2020).

- For the year 2024, two registered Sale transactions are recorded in favor of Amit Kumar Sen (Son of Late Haren Chandra Sen) as Buyer at A.D.S.R. Kalyanpur: (1) Deed No. I-1410-0038-1/2024 (Volume No. 0920-2024, Pages 1002-96 to 0451-07, registered on 06/08/2024, Query No. 7595-3112-1042-34/2024, Serial No. 3053-6373-24/2024); and (2) Deed No. I-5492-5355-2/2024 (Volume No. 0920-2024, Pages 4042-35 to 6194-45, registered on 17/09/2024, Query No. 1463-4105-4454-45/2024, Serial No. 4704-8351-11/2024).

PROPERTY COVERED

- Floor No: 1, Mouza: Rampur Sheet No. 3, PS: Kalyanpur, Municipality: NAVAPUR MC, District: Uttarpur, West Bengal • **Extent: 965 sq.ft. (Super Build Area)**

e-Courts Search Queries and Results for Amit Kumar Sen (Years 2013-2026), Uttarpur District Court

Type: Court Search Report • **Date: 04/10/2026** • **Doc No.: Title Suit / 163 / 2021** • **Pages: 15**

is an e-Courts Litigation Search Report dated 04-10-2026 generated from the Uttarpur District Court portal (e-Courts Mission Mode Project) in respect of searches conducted under the Court Establishment of Civil Judge Jr. Divn. Uttarpur for party name 'AMIT KUMAR SEN' spanning the years 2013 through 2026. The search results reflect 'No Results found' for years 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2022, 2023, 2024, 2025, and 2026, while for the year 2021, it discloses one case: Title Suit No. 163/2021 wherein a Final Order was passed on 16-01-2026 along with interim orders dated 14-08-2021, 15-01-2022, 09-12-2024, 28-04-2025, and 15-08-2025.

PARTIES & ROLES

- **AMIT KUMAR SEN** (Person) — Party searched as Petitioner/Respondent in Civil Judge Jr. Divn. Uttarpur; party to Title Suit No. 163/2021
- **Civil Judge Jr. Divn. Uttarpur** (Court) — Court establishment under Uttarpur District Court where Title Suit No. 163/2021 was adjudicated
- **Uttarpur District Court** (Court) — District Court complex / e-Courts Mission Mode Project

KEY DATES

- **04/10/2026** — Search generation date on e-Courts portal
- **14/08/2021** — Copy of Order passed in Title Suit No. 163/2021
- **15/01/2022** — Copy of Order passed in Title Suit No. 163/2021
- **09/12/2024** — Copy of Order passed in Title Suit No. 163/2021
- **28/04/2025** — Copy of Order passed in Title Suit No. 163/2021

- **15/08/2025** — Copy of Order passed in Title Suit No. 163/2021
- **16/01/2026** — Final Order passed in Title Suit No. 163/2021

RELATIONSHIPS

- **AMIT KUMAR SEN** → **Civil Judge Jr. Divn. Uttarpur** (Litigant): Party (Petitioner/Respondent) in Title Suit No. 163/2021

LEGAL FINDINGS

- An online e-Courts search by party name was executed on 04-10-2026 for 'AMIT KUMAR SEN' across years 2013 through 2026 in the Court Establishment of Civil Judge Jr. Divn. Uttarpur under Uttarpur District Court.
- For years 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2022, 2023, 2024, 2025, and 2026, the search resulted in 'No Results found.'
- For the year 2021, the search identified Case Number Title Suit / 163 / 2021 before the Civil Judge Jr. Divn. Uttarpur involving party AMIT KUMAR SEN.
- Title Suit No. 163/2021 records six order entries: interim orders dated 14-08-2021, 15-01-2022, 09-12-2024, 28-04-2025, 15-08-2025, and a Final Order dated 16-01-2026.
- Certified copies of the plaint, written statement, and Final Order dated 16-01-2026 in Title Suit No. 163/2021 should be scrutinized to confirm whether the suit property relates to the mortgaged property and to rule out any adverse decree or encumbrance.

PROPERTY COVERED

- Uttarpur, West Bengal

Important Notices

AI-ASSISTED ANALYSIS

This report has been generated using AI analysis. Professional legal review is recommended.

This AI-generated report should be reviewed by a qualified legal professional before making any legal or financial decisions.

For LegiScore Property Intelligence

Legal Professional

DATE: 7 October 2026 Place: _____