Legal Professional	

Date: 7 October 2026

To

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Title Scrutiny Report

Sub: Title opinion for 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 for Comprehensive Legal Title Scrutiny as of 7 October 2026.

PART I:

Project No:	LS-SAMPLE-0001
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 of Report	Comprehensive Legal Title Scrutiny

Complete 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
Survey No./Plot No.	R.S. Plot Nos. 512, 511 (L.R. Plot No. 512)
Municipal/House No.	Holding No. 112/0904
District/Municipality/Jurisdiction	ADSR Kalyanpur, Navapur Municipal Corporation, District Uttarpur, West Bengal
Total Extent	259.08 Sq. Yds (Parent Land: 3 Katha 3 Chattaks 39 Sq. Ft.) sq yards | 216.74 Sq. Mts (Super Built-up Area: 89.65 Sq. Mts / 965 Sq. Ft.) sq meters
Property Type	Residential
Development Stage	Completed Project
Physical Possession Status	Owner
Transaction Type	Sale
Site Plan/Layout Map 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)

PART II:

DESCRIPTION OF THE PROJECT - SCHEDULE of Property with Linear Measurements and Boundaries

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

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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.

S.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.

Survey Number: R.S. Plot Nos. 512 & 511 (L.R. Plot No. 512)

Extent: 259.08 sq yards | 216.74 sq meters

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

S.No. #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.

Survey Number: R.S. Plot Nos. 512 & 511

Extent: 107.22 sq yards | 89.65 sq meters

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

Summary

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.

PART.III:

LIST OF DOCUMENTS SCRUTINIZED (Copy/Original)

A. TITLE DOCUMENTS

S.NO	Doc. Type	Doc.	Doc. No.	Executant	Claimant /	Verification Status

SAMPLE REPORT - names, numbers, places and dates are replaced. Not a record of a real property.

		Date		/ Grantor	Grantee	
1	Sale Deed	23/08/2020	Doc No. I-0920-04417/2020 Dt. 25/08/2020	Smt. Mitali Ghosh (through Sri Subir Basu as GPA holder), Sri Subir Basu, Smt. Sima Roy, Sri Ashok Basu, Smt. Anita Basu, Master Rohan Basu (minor through natural guardian Smt. Anita Basu) & Sample Developers Private Limited (Developer/Confirming Party)	Sri Amit Kumar Sen	Copy
2	Agreement for Sale	15/09/2026	Stamp Paper No. EF 2268 Dt. 15/09/2026	Sri Amit Kumar Sen	Sri Sourav Mitra	Original

B. APPROVALS/PERMISSION DOCUMENTS

S.No	Doc Type	Date	Property Extent	Approved Units/Floors	Applied By	Approval Authority	Online Verified
1	Sanctioned Building Plan	08/12/2017	216.74 Sq.M (Deed) / 218.70	Parking Plus Three (P+3) Storied	Smt. Mitali Ghosh,	Navapur Municipal Corpora	No

SAMPLE REPORT - names, numbers, places and dates are replaced. Not a record of a real property.

			Sq.M (Site)	Residential Building, total covered area 502.76 Sq.M., 5 tenements	Sri Subir Basu, Smt. Sima Roy, Smt. Anita Basu, Sri Rohan Basu (Minor) & Sri Ashok Basu	tion	

C. ENCUMBRANCE CERTIFICATE DOCUMENTS

S.No	Document Type	EC Number	Period From	Period To	Remarks	Verification Method
N/A						

PART IV: FLOW OF TITLE OF PROPERTY / DEVOLUTION OF TITLE.

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

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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

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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.

4. POWER OF DEVELOPER(Sale/Mortgage):

Project Name

SUNFLOWER APARTMENT

Developer/Builder Name

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

Project Type

Flats

Total Units in Development

5

Building Structure Details

Parking + 3 (P+3) Storied Residential Building

Construction Type

RCC Framed Structure

5. MINOR's INTEREST(Yes/No):

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

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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.

6. ULC PROCEEDINGS (Yes/No):

ULC Clearance Status

Not Applicable - individual residential flat and total mother land extent (3 Katha 3 Chhataks 39 Sq. Ft.) is well within ceiling limits

ULC Details

N/A

Land Conversion (Agricultural to Non-Agricultural)

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

7. 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.

8. LITIGATIONS & COURT CASES

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.

Pending Court Cases

Case Type	Case Number	Court Name	Parties Involved	Case Status	Subject Matter
N/A					

Property Restrictions

N/A

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Part VI: OPINION CERTIFICATE

RISK ASSESSMENT: Medium

Conditional

Title Marketability
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.

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.

Conclusion
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.

VERIFICATION

I, Legal Professional, do hereby certify that I have carefully examined and scrutinized the above-mentioned documents and records. To the best of my knowledge, information, and belief, the facts and Property Report stated herein are true and correct. I have conducted this title examination with due diligence and professional competence in accordance with the standards of legal practice.

Place: _____

Date: 7 October 2026

Legal Professional

Advocate

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(Signature & Seal)

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