

Debasish Chakraborty
B. COM. LLB.
ADVOCATE

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT.

RESIDENCE :
East Vivekananda Pally
Bankim Chandra Road
House No. : 110
P.O.: Rabindra Sarani
P.S.: Bhakti Nagar
Dist.: Jalpaiguri
Near- Post Office

CHAMBER :
Haren Mukharjee Road
By Lane, Hakimpara
P.O.: Siliguri, Dist.: Darjeeling
Near-Emp. Exchange Office
Pin Code No.: 734001
Phone : 0353-2538292 (R)
Mobile : 99331-57415

Ref. No.

Date 14-09-2023

--: TO WHOM IT MAY CONCERN --:

SUBJECT:- Searching of Title in the name of Sri Dilbahadur Chhetri @ Dil Bahadur Chhatri, Son of Late Mangal Chhetri @ Mangal Singh Chatri, residing at Ashrampara, P.O. and P.S. Siliguri, Dist Darjeeling, presently residinf at Shastri Nagar, Ward No.41 of S.M.C., P.O. Sevoke Road, P.S. Bhaktinagar, Dist Jalpaiguri, Pin- 734001.

I, being forwarded with the registered Title Deeds of Sale, Being No.I-432, for the year 1990 in the name of Sri Dilbahadur Chhetri @ Dil Bahadur Chhatri, Son of Late Mangal Chhetri @ Mangal Singh Chatri along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Dilbahadur Chhetri @ Dil Bahadur Chhatri.

I have conducted searches of the above property for the period of 1990-2023 at the Office of the District Sub-Registrar at Jalpaiguri, District Jalpaiguri and Additional District Sub-Registrar at Jalpaiguri and Rajganj, District Jalpaiguri and period of 2015-2023 at the Office of the Additional District Sub-Registrar at Bhaktinagar, District Jalpaiguri and also made enquiries at the Office of the Block Land and Land Reform Office at Rajganj, District Jalpaiguri, It could be ascertained that he are the absolute and exclusive owner-in-possession of the aforesaid plot of land more fully described in Clause No.2 of this report and the same is free from all encumbrances and charges whatsoever and he have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and she are not possessing any land in excess of ceiling areas as prescribed under West Bengal Land Reforms Act 1955. During Scrutiny of the documents produced before me and during my search at the above mentioned offices from the available documents and records at the time of search, prima facie it is transpired to me as follows: -

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(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Sri Dilbahadur Chhetri @ Dil Bahadur Chhetri, Son of Late Mangal Chhetri @ Mangal Singh Chatri, was the owner of Land measuring 10 Katha of land in RS Khatian No.701/7 in RS Plot No.675, 573, 631, Mouza Dabgram, RS Sheet No.8 (previously Sheet No.7), J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of one Registered Deed of Sale and registered at the office of the District Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in Book No. I, Volume No.05, Page No.183 to 190 as Being No. I-432, for the year 1990 having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid Sri Dilbahadur Chhetri @ Dil Bahadur Chhetri, Son of Late Mangal Chhetri @ Mangal Singh Chatri, being the owner - in-possession of Land measuring 0.1064 acre recorded the aforesaid land in LR Plot No.250 in LR Khatian No.158, Mouza Dabgram, LR Sheet No.44, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

WHEREAS "BASUNDHARA", a partnership firm, represented in these presents by its partners 1) Sri Dipankar Saha and 2) Sri Prasenjit Paul, agreed to Develop the above mentioned in Land measuring 06 Katha or 0.1064 acre out of total land measuring 10 Katha of land in RS Khatian No.701/7 and LR Khatian No. 158 in RS Plot No.675, 573, 631 and LR Plot No.250, Mouza Dabgram, RS Sheet No.8 and LR Sheet No.44, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri both party enter into one Registered Deed of Agreement for Development and registered at the office of the Additional District Sub Registrar, Bhaktinagar, Dist Jalpaiguri and recorded in Book No. I, as Being No. I-2648 for the year 2021 between Developers by "BASUNDHARA", a partnership firm, represented in these presents by its partners 1) Sri Dipankar Saha and 2) Sri Prasenjit Paul (Developers) and was also executed by Sri Dilbahadur Chhetri @ Dil Bahadur Chhetri, Son of Late Mangal Chhetri @ Mangal Singh Chatri (Land Owner) for entering into one agreement with the intending purchasers

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(3)

DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 06 Katha or 0.1064 acre out of total land measuring 10 Katha of land in RS Khatian No.701/7 and LR Khatian No. 158 in RS Plot No.675, 573, 631 and LR Plot No.250, Mouza Dabgram, RS Sheet No.8 and LR Sheet No.44, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By 14 Ft. Wide S.M.C. Road,
SOUTH : By 14 Ft. Wide S.M.C. Road,
EAST : By Land & House of Sri R. P. Singh,
WEST : By 30 Ft. Wide Anchal Road.

OPINION:-

01. I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by Sri Dilbahadur Chhetri @ Dil Bahadur Chhatri, Son of Late Mangal Chhetri @ Mangal Singh Chatri, after being purchased through a Deeds of Sale, Being No.I-432, for the year 1990, has acquired a valid clear and marketable title to the property and the said property is free from all encumbrances and attachment and doubts Bank may create equitable mortgage on the said land / Property.
02. It is certified that neither any acquisition/ requisition made by the Government or by any other authority / authorities, concerned and it is not affected by any scheme of alignment.
03. It is further, certified that the property is not affected under any of the provisions of Urban Land Ceiling and Regulation Act, 1976.
04. That it could be further ascertained that the Land in question is not vested in favour of the State of West Bengal.

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(4)


05. I have made necessary enquiries from the respective authorities and certify that the said property is not affected by any acquisition of the Panchyat or any other authority or by any scheme of alignment of the Corporation/ Panchyat. I certify that from the available documents it could be ascertained that all rents, taxes, and other public dues payable in respect of the abovementioned Landed property has to be paid upto the period of B.S.1430 (Corresponding to the year of 2023-2024).

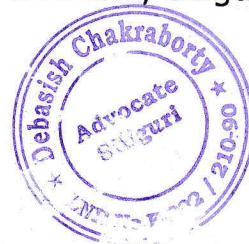
06. It is certified that Sri Dilbahadur Chhetri @ Dil Bahadur Chhatrri, Son of Late Mangal Chhetri @ Mangal Singh Chatri are the absolute owner-in-possession of Land measuring 0.1064 acre (Since the classification of the Land is Danga/Bastu) and he have a good marketable and saleable right title and interest over the aforesaid Property.

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Registered Title Deed of Sale, Being No.I-432, for the year 1990 in the name of Sri Dilbahadur Chhetri @ Dil Bahadur Chhatrri, Son of Late Mangal Chhetri @ Mangal Singh Chatri – Xerox
- Certified Copy of the New L.R. Khatian No.158 in the name of Sri Dilbahadur Chhetri
- Registered Title Deed of Agreement for Development
- Searching Receipts – Original.

Yours Faithfully,


(Debasish Chakraborty)
Advocate, Siliguri.



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