

# Kamal Kumar Kedia

B.A. (Law) LL. B.  
Legal Advisor : Real Estate

Ref : K3 / SR / XXIV / 03-001

Date : 27-03-2024

## TO WHOM IT MAY CONCERN

### TITLE REPORT

This is to certify that I have examined the relevant documents and records available on title with respect to all that piece or parcel of land, more particularly described in the Schedule given hereinbelow, as produced by **SRI ASHOK KUMAR AGARWAL** alias **ASHOK AGARWAL**, son of Late Ganpat Lal Agarwal, **SMT. MUNNI DEVI AGARWAL**, wife of Sri Ashok Kumar Agarwal alias Ashok Agarwal and **SMT. POOJA AGARWAL**, wife of Sri Gopal Agarwal, residing at 111, Nehru Road, opposite Moti Mill, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal.

### SCHEDULE

All that piece or parcel of land measuring 25 Kathas, situated within Mouza - Thiknikata, R.S. J.L. No.94 corresponding to L.R. J.L. No.74, Pargana - Patharghata, under Gram Panchayat Matigara - I, P.S. - Matigara, District - Darjeeling.

R.S. Khatian No.	L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
2/2	2551	4	19	10 Kathas
2/56	2553	3	18	5 Kathas
2/2	3388	4	19	10 Kathas
Total :-				25 Kathas

The said land is bound and butted as follows :-

North : 180 Feet wide Asian Highway and land of Sri Sanjay Ghosh,

South : 15 Feet 6 inches wide Road,

East : Land of Sri Ratan Nakipuria and land and building of Sri Gurupada Das,

West : Land of Sri Vivek Sarkar and land of Sri Sanjay Ghosh.

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*Kamal Kumar Kedia & Associates*

## DOCUMENTS AND RECORDS SCRUTINIZED

1. Photocopy of Certified copy of Sale Deed, being Document No.397 for the year 1991, registered in the Office of the Sub-Registrar, Siliguri.
2. Photocopy of Certified copy of Sale Deed, being Document No.399 for the year 1991, registered in the Office of the Sub-Registrar, Siliguri.
3. Photocopy of Certified copy of Sale Deed, being Document No.5516 for the year 1996, registered in the Office of the Additional District Sub-Registrar, Siliguri.
4. Photocopy of Sale Deed, being Document No.1333 for the year 2003, registered in the Office of the Additional District Sub-Registrar, Siliguri.
5. Photocopy of Sale Deed, being Document No.2710 for the year 2008, registered in the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra.
6. Photocopy of Sale Deed, being Document No.8081 for the year 2021, registered in the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra.
7. Photocopy of Certified copy of Sale Deed, being Document No.5263 for the year 1965, registered in the Office of the Sub-Registrar, Siliguri.
8. Photocopy of Certified copy of Sale Deed, being Document No.2499 for the year 1976, registered in the Office of the Sub-Registrar, Siliguri.
9. Photocopy of Certified copy of Sale Deed, being Document No.1471 for the year 1991, registered in the Office of the Sub-Registrar, Siliguri.
10. Photocopy of Certified copy of Sale Deed, being Document No.3121 for the year 1992, registered in the Office of the Sub-Registrar, Siliguri.
11. Photocopy of Sale Deed, being Document No.3843 for the year 1992, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.
12. Photocopy of Sale Deed, being Document No.3844 for the year 1992, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.
13. Photocopy of Power of Attorney, being Document No.421 for the year 2004, registered in the Office of the Dist. Sub-Registrar, South 24 Parganas, Alipore.
14. Photocopy of Sale Deed, being Document No.3864 for the year 2006, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra.





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15. Photocopy of R.S. Khatian being No.2/56, Mouza – Thiknikata, District – Darjeeling.
16. Photocopy of Conversion Certificates issued vide Case Nos. CN/2022/0401/46, Dated 22-02-2022 from the Office of the Sub-Divisional Land & Land Reforms Officer, Siliguri, No. CN/2022/0401/43, Dated 19-01-2022 from the Office of the Block Land & Land Reforms Officer, Matigara and No. CN/2022/0401/40, Dated 22-02-2022 from the Office of the Sub-Divisional Land & Land Reforms Officer, Siliguri.
17. Photocopy of L.R. Khatian being Nos.2551, 2553 and 3388 of Mouza – Thiknikata, P.S. - Matigara, District – Darjeeling.
18. Photocopy of system generated Khajna Revenue Receipts bearing Application Nos.REVE2023040110475, REVE2023040110477 and REVE2023040110473.
19. Photocopy of information slips bearing Serial Nos.1547, 1548 and 1549, all dated 22.03.2024 issued by the Court of Ld. Civil Judge, Junior Division at Siliguri.
20. Photocopy of information slips bearing Serial Nos.1429, 1430 and 1431, all dated 22.03.2024 / 27.03.2024 issued by the Court of Ld. Civil Judge, Senior Division at Siliguri.

## INFERENCE

That on scrutiny of the documents and records mentioned above, I have opined with certainty that **SRI ASHOK KUMAR AGARWAL** alias **ASHOK AGARWAL**, **SMT. MUNNI DEVI AGARWAL** and **SMT. POOJA AGARWAL** are the sole, absolute, exclusive and recorded owners-in-possession of the Scheduled land described hereinabove, having permanent, heritable and transferable right, title and interest therein and that no suit / litigation has been filed or is pending against **SRI ASHOK KUMAR AGARWAL** alias **ASHOK AGARWAL**, **SMT. MUNNI DEVI AGARWAL** and **SMT. POOJA AGARWAL** with respect to the said land and the said land does not falls under the West Bengal Urban Land (Ceiling and Regulation) Act, 1976. That **SRI ASHOK KUMAR AGARWAL** alias **ASHOK AGARWAL**, **SMT. MUNNI DEVI AGARWAL** and **SMT. POOJA AGARWAL** have got saleable and marketable right over the Scheduled land.



*Kamal Kr. Kedia*

Kamal Kr. Kedia  
Advocate, Siliguri