

Debasish Chakraborty
B. COM. LLB.
ADVOCATE

RESIDENCE :
East Vivekananda F ally
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

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

Date 27-12-2023

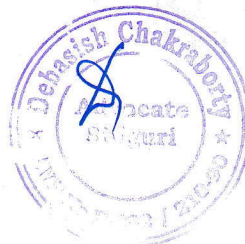
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-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, residing at 39, Rashbehari Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar, residing at Atul Prasad Sarani, East Vivekananda Pally, Post Office Rabindra Sarani & Police Station Bhaktinagar, District Jalpaiguri within the State of West Bengal.

I, being forwarded with the Xerox copy of one registered Title Deed of Sale, Being No.I-10277, Date 22/11/2022 in the name of Sri Hara Kumar Roy, Son of Prahar Singh Roy along with the relevant papers for effecting search in respect to the property, which has been acquired by 1) Sri Koustav Dey, 2) Sri Subrata Sarkar and 3) Smt Susmita Mazumda.

I have conducted searches of the above property for the period of 1993-2023 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 they 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 they have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and they 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 Tapan Nandy, Son of Late Narendra Nath Nandy, was the owner of Land measuring 05 Katha 08 Chattak of land recorded in RS Khatian No.646/1 in RS Plot No.433, Mouza Dabgram, RS Sheet No.12, J.L. No.02, Pargana Baikunthapur, Ward No. 38 of S.M.C. Police Station Bhaktinagar and District Jalpaiguri

Thereafter the aforesaid Sri Tapan Nandy, Son of Late Narendra Nath Nandy, being the owner of Land measuring 9.075 decimal recorded the aforesaid Land in LR Plot No.360 (Dhala/Bastu) in LR Khatian No.483, Mouza Dabgram, LR Sheet No.88, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid Sri Tapan Nandy, Son of Late Narendra Nath Nandy, sold and transferred Land measuring 05 Katha 08 Chattak along with old single storey residential building measuring 1000 sq.ft, of land recorded in RS Khatian No.646/1 corresponding to LR Khatian No.483 in RS Plot No.433 corresponding to LR Plot No.360, Mouza Dabgram, RS Sheet No.12 & LR Sheet No.88, J.L. No.02, Pargana Baikunthapur, Ward No. 38 of S.M.C. Police Station Bhaktinagar and District Jalpaiguri to and in favour of 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar, by virtue of one Registered Deed of Sale, executed on 22/11/2022 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in same office in Book No-I, Volume No.0711 at Page No.234436 to 234455 as Being No. I-010277 for the year 2022.

That by virtue of aforesaid purchase 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar, became the sole, absolute and executive jointly owner of Land measuring 05 Katha 08 Chattak along with old single storey residential building measuring 1000 sq.ft, of land recorded in RS Khatian No.646/1 corresponding to LR Khatian No.483 in RS Plot No.433 corresponding to LR Plot No.360, Mouza Dabgram, RS Sheet No.12 & LR Sheet No.88, J.L. No.02, Pargana Baikunthapur, Ward No. 38 of S.M.C. Police Station Bhaktinagar and District Jalpaiguri having permanent heritable and transferable right title and interest therein



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(3)

Thereafter the aforesaid 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, being the owner of Land measuring 0.0303 acre recorded the aforesaid Land in LR Plot No.360 (Dhala/Bastu) in LR Khatian No.560, Mouza Dabgram, LR Sheet No.88, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid Sri Subrata Sarkar, Son of Sri Bibhash Sarkar being the owner of Land measuring 0.0303 acre recorded the aforesaid Land in LR Plot No.360 (Dhala/Bastu) in LR Khatian No.558, Mouza Dabgram, LR Sheet No.88, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar, being the owner of Land measuring 0.0302 acre recorded the aforesaid Land in LR Plot No.360 (Dhala/Bastu) in LR Khatian No.558, Mouza Dabgram, LR Sheet No.88, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

WHEREAS M/S. SIDDHI VINAYAK CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar agreed to Develop the abovementioned in Land measuring 05 Katha 08 Chattak of land recorded in RS Khatian No.646/1 corresponding to LR Khatian No.483 now new LR Khatian No.560, 559, 558 in RS Plot No.433 corresponding to LR Plot No.360, Mouza Dabgram, RS Sheet No.12 & LR Sheet No.88, J.L. No.02, Pargana Baikunthapur, Ward No. 38 of S.M.C. Police Station Bhaktinagar and District Jalpaiguri both party enter into one Agreement for Development on 01/12/2022 between Developers by M/S. SIDDHI VINAYAK CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar (Developers) and was also executed by 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar for entering into one agreement with the intending purchasers

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(4)

DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 05 Katha 08 Chattak along with old single storey residential building measuring 1000 sq.ft, of land recorded in RS Khatian No.646/1 corresponding to LR Khatian No.483 now new LR Khatian No.560, 559, 558 in RS Plot No.433 corresponding to LR Plot No.360, Mouza Dabgram, RS Sheet No.12 & LR Sheet No.88, J.L. No.02, Pargana Baikunthapur, Ward No. 38 of S.M.C. Police Station Bhaktinagar and District Jalpaiguri within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land and house of Sadhan Ghosh and others.
SOUTH : By Land and house of Pritam Mandal.
EAST : By Land and house of Kalachand Saha and others.
WEST : By Land and house of K.D. Muhuri and 16 Ft. wide Road & 13 Ft. wide Private passage.

OPINION:-

- 01.I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar, after being purchased through a Deed of Sale, Being No.I-10277, Date 22/11/2022, 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.

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(5)

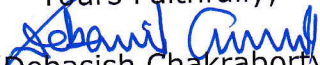
04. That it could be further ascertained that the Land in question is not vested in favour of the State of West Bengal.

05. I have made necessary enquiries from the respective authorities and certify that the said property is not affected by any acquisition of the Corporation or any other authority or by any scheme of alignment of the Corporation. 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 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar are the absolute jointly owner-in-possession of Land measuring 05 Katha 08 Chattak (Since the classification of the Land is Dhala/Bastu) and they have a good marketable and saleable right title and interest over the aforesaid Property.

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- One Registered Title Deed of Sale, Being No.I-10277, Date 22/11/2022 in the name of 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar and 3) Smt Susmita Mazumdar, Wife of Sri Aninda Mazumdar - Xerox.
- Three Certified Copy of the New L.R. Khatian No.560, 559, 558
- Searching Receipts - Original.
- One Agreement for Development

Yours Faithfully,

(Debasish Chakraborty)
Advocate, Siliguri.



//END//