



Date: 30/09/24

## TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SRI SAMRIDHA DEY & OTHERS, son, daughter & Legal Heirs of Late Mousumi Dey, Hindu by religion, resident of D.D Road, P.O. & P.S. Dhubri, District: Birbhum, Pin-731101, in the State of Assam, to ascertain as to whether any transfer is made in respect to the land measuring 7 kattaha 08 Chatak, situated within Mouza SILIGURI, Pargana Baikunthapur, P.S. Siliguri, District Darjeeling appertaining to Plot no. 868(R.S.) 633 ( L.R), Khatian No. 1775(R.S.) 9359, 9360 & 9361 (L.R), J.L. no. 110(88), which is more specifically described in the schedule hereinunder.

On perusal of the available documents produced before me, prima-facie, it transpires to me as follows :-

### 1) DESCRIPTION OF LAND :-

ALL THAT PIECE OR PARCEL of vacant land measuring 7 kattaha 08 Chatak of an annual rent payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Siliguri, recorded in Khatian No. 1775 (R.S.) 9359, 9360, 9361 (L.R), included in part of Plot No. 868 (R.S) 633 (L.R), situated within Mouza SILIGURI, J.L. No. 110(88), within the limits of Siliguri Municipal Corporation Ward No. 14, within the jurisdiction of Police Station Siliguri, Addl. Dist. Registry Office & SubDivision Siliguri, District Darjeeling, in the State of West Bengal.

The total land is butted and bounded as follows:

By the North	:	Land & House of Ajit Sharma,
By the South	:	22 ft. wide SMC Road, (Sarada Moni Road)
By the East	:	Prachi Apartment,
By the West	:	Land & House of Narayan Biswas



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(02)

**01 REPORT OF DEVOLUTION OF THE TITLE :**

That from the documents submitted to me and enclosed herewith it appears that One Sri Avijit Kundu and Smt Arumita Kundu became a joint Owner of the a piece of Land measuring **3 Kathas 12 Chhatak** alongwith a dilapidated structure measuring 750 sq. ft., appertaining to Plot No. 868(R.S.), recorded in Khatian No. 1775 (R.S.), J.L. No. 110(88), Touzi No. 3 (ja), Pargana Baikunthapur, Mouza Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, through a Deed of Sale being No. **I - 1092 for the year 2006**, described fully in Book No. I, Vol. no. 33, pages from 351 to 368, registered at the office of the Sub-Registrar, Siliguri which is executed by Sri Asit Kumar Mitra & Others of Siliguri for valuable consideration.

Thereafter, said Smt Arumita Kundu Gifted her undivided  $\frac{1}{2}$  share of the said total Land measuring **3 Kathas 12 Chhatak** alongwith a dilapidated structure measuring 750 sq. ft., through a Deed of Gift being No. **I - 193 for the year 2011**, described fully in Book No. I, Vol. no. 02, pages from 683 to 697, registered at the office of the Sub-Registrar, Siliguri, to her husband Sri Avijit Kundu and after this transfer Sri Avijit Kundu became the sole Owner of the said total land measuring **3 Kathas 12 Chhatak** alongwith a dilapidated structure measuring 750 sq. ft.

Afterthat, as a owner in possession, Sri Avijit Kundu, Gifted his total Land measuring **3 Kathas 12 Chhatak** alongwith a dilapidated structure measuring 750 sq. ft., appertaining to Plot No. 868 (R.S.), recorded in Khatian



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(03)

No. 1775 (R.S.), J.L. No.110(88), Pargana Baikunthapur, Mouza Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, to his sister Mousumi Dey, by virtue of a Deed of Gift being No. I - 2367 for the year 2011, described fully in Book No. I, Vol. no. 23, pages from 1733 to 1747, registered at the office of the Sub-Registrar, Siliguri.

Said Mousumi Dey, also purchased another piece of Land measuring 3 Kathas 12 Chhatak alongwith a dilapidated structure measuring 100 sq. ft., appertaining to Plot No. 868(R.S.), recorded in Khatian No. 1775 (R.S.), J.L. No.110(88), Touzi No. 3 (ja), Pargana Baikunthapur, Mouza Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, on valuable consideration from Asit Kumar Mitra & Others, through a Deed of Sale being No. I - 1091 for the year 2006, described fully in Book No. I, Vol. no. 33, pages from 333 to 350, registered at the office of the Sub-Registrar, Siliguri.

In the manner afore said Mousumi Dey, became the owner of the total Land measuring 7 Kathas 08 Chhatak alongwith a dilapidated structure measuring 850 sq. ft., appertaining to Plot No. 868(R.S.), recorded in Khatian No. 1775 (R.S.), J.L. No.110(88), Touzi No. 3 (ja), Pargana Baikunthapur, Mouza Siliguri, P.O. & P.S. Siliguri, District- Darjeeling and enjoying every right, title and interest over the said total Land.

said Mousumi Dey, died on 17/01/2017 living behind her son, SRI SAMRIDHA DEY, her daughter SMT TRISHITA CHOUDHURY and

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Date: 20/7/21

(01)

husband श्री निमल चन्द्रा देव, as her only legal heirs and successors to inherited her said total land measuring 7 Kathas 08 Chatak alongwith a dilapidated structure measuring 850 sq. ft., according to Hindu Succession Act 1956 and according to Law of Inheritance and enjoyed the same having with all permanent, heritable, right, title, interest therein which is free from all encumbrances and charges, mortgages, claims, demands whatsoever from any corner and they have been in khas and physical possession of the said land having permanent, heritable and transferable right, title and interest thereon and every part thereof

From the Website of the Land & Land Revenue and Pensions Relief and Rehabilitation Dept. (Govt. of West Bengal) and from the copy of Khattas issued from the office of the W. & L.R.O., Siliguri, as enclosed herewith, it appears that the name of said Legal Heirs has duly been recorded in the R.O.R., Siliguri, consisting of I.R. Plot no. 653 in I.P. Khatta no. 9359, 9360, 9361, in Mouza BHIGURI, Dist Darjeeling,

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1430 Rs. for the said total land

Considering the above facts, prima facie, of the opinion is entertained herewith



End




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(05)

03) OPINION :

- a) From the documents, it is appeared that said Legal Heirs have duly mutated their respective piece of land in the office of the B.L. & L.R.O, Siliguri and became a recorded owner of the L.R. Khatian No. 9359, 9360, 9361, consist of total land measuring 0.124 Acre.
- b) From the documents submitted to me I did not find any adverse which could lead me to opine that the property in question is encumbered or that the same is either acquisition or requisition by the Govt.
- c) That it further transpires that the land in question is not affected under any provision of urban Land (Ceiling & Regulations) Act, 1976.
- d) From the Certified Copy of Khatian issued from B.L. & L.R.O. Siliguri, it appears that the land in question is classified as "BASTU".
- e) I certify that the above Title Deed produced before me is genuine.
- f) On perusal of the documents submitted to me, I am, prima-facie, of the opinion that the property in question as described in Clause-1 above is free, clear, saleable, marketable and mortgageble one, subject to verification of original Deed of Conveyances and other related documents.

  
(SOMA PAUL) ADVOCATE  
Advocate/Siliguri.

