

AJAY KUMAR MITRUKA

OFFICE ADDRESS: M.P ROAD, KHALPARA, SILIGURI
PHONE:9832386752

Report

1. Introduction and Background

We have conducted searching of land to ascertain/verify the ownership title of CENINFRA CONSULTANT (OPC) PRIVATE LIMITED and CENSUS CONSULTANT on the land as mentioned afterwards.

The documents and information furnished to us has been examined and appropriate observations made pursuant to the perusal of such documents and information.

It is assumed that the information and copies of the documents provided are correct and are true copies of the original documents, which have not been provided to us.

2. Description of the Property

An immovable land measuring 300 Decimal, forming parts of R.S Plot No. 9,34, 36, 37,38, corresponding to L.R Plot No. 30, 32, 39, 40 & 46, recorded in R.S Khaitan Nos. 12, 15/1, 113, 222, corresponding to L.R Khatian No. 792, Mouza Radha, Police Station -Bagdogra, J.L No 72, Paragana- Patharghata, District Darjeeling, in the State of West Bengal.

(The aforementioned property is referred to as the "**Property**")

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3. Documents

We have been provided with the following documents in relation to Property:

- 3.1 Sale Deed No. I- 0329 dated 20TH January, 2023 executed between Sri Bhakta Bir Pradhan as Vendor and Ceninfra Consultant (OPC) Private Limited and Census Consultant as Purchaser.
- 3.2 Sale Deed No. I- 0121 dated 09TH January, 2023 executed between Sri Bhakta Bir Pradhan as Vendor and Ceninfra Consultant (OPC) Private Limited and Census Consultant as Purchaser.
- 3.3 Sale Deed No. I- 4854 dated 22nd May, 2012 executed between Sri Biswajit Roy as Vendor and Sri Bhakta Bir Pradhan as Purchaser.
- 3.4 Sale Deed No. I- 9277 dated 02nd September, 2006 executed between Sri Tohen Roy as Vendor and Sri Biswajit Roy as Purchaser.
- 3.5 Sale Deed No. I- 2368 dated 16th March, 2006 executed between Hedla Singh & others as Vendor and Sri Biswajit Roy as Purchaser.
- 3.6 Sale Deed No. I- 3708 dated 29th August, 2001 executed between Sri Tarun Roy as Vendor and Sri Biswajit Roy as Purchaser.
- 3.7 Sale Deed No. I- 3712 dated 29th August, 2001 executed between Sri Ram Sundar Singha as Vendor and Sri Biswajit Roy as Purchaser.
- 3.8 Sale Deed No. I- 5848 dated 7th December, 1984 executed between Sri Hari Kanta Singha as Vendor and Sri Ram Sundar Singha as Purchaser.

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- 3.9 Sale Deed No. I- 5849 dated 7th December, 1984 executed between Sri Hari Kanta Singha as Vendor and Suren Barman as Purchaser.
- 4.0 Sale Deed No. I- 3167 dated 5th November, 1984 executed between Smt. Paina Roy as Vendor and Sri Chandra Kanta Roy as Purchaser.
- 4.1 Sale Deed No. I- 3166 dated 5th November, 1984 executed between Smt. Paina Roy as Vendor and Sri Matilal Singha as Purchaser.
- 4.2 Sale Deed No. I- 1157 dated 12th December, 1988 executed between Sri Tari Singha as Vendor and Sri Dinabandhu Barman as Purchaser.

4. Current Ownership

- I. The aforementioned land measuring 145 Decimal, forming parts of R.S Plot No. 9,34,37 & 38, corresponding to L.R Plot No. 30,32,40 & 46, recorded in R.S Khaitan Nos. 12, 15/1, 113 & 222, corresponding to L.R Khatian No. 792, Mouza Radha, Police Station -Bagdogra, J.L No 72, Paragana- Patharghata, District Darjeeling, in the State of West Bengal is owned by CENINFRA CONSULTANT (OPC) PRIVATE LIMITED and CENSUS CONSULTANT by Virtue of Deed of Sale I- 0329 dated 20th January, 2023.



- II. The aforementioned land measuring 155 Decimal, forming parts of R.S Plot No. 34,36 & 37, corresponding to L.R Plot No. 39, recorded in R.S Khatian Nos. 12, 15/1, 113 & 222, corresponding to L.R Khatian No. 792, Mouza Radha, Police Station -Bagdogra, J.L No 72, Paragana- Patharghata, District Darjeeling, in the State of West Bengal is owned by CENINFRA CONSULTANT (OPC) PRIVATE LIMITED and CENSUS CONSULTANT by Virtue of Deed of Sale I- 0121 dated 09TH January, 2023.

5. Ownership Matrix

Year	Particulars
1984	Indenture of Sale Deed No. 5848 dated December 7, 1984 between Sri Hari Kanta Singha son of Badh Singha as Vendor and Sri Ram Sundar Singha son of Sri Budha Singha as Purchaser, in relation to land measuring 1.33 Acre, forming parts of R.S Plot No. 37 & 34, recorded in R.S Khatian No. 59/7, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.
1984	Indenture of Sale Deed No. 5849 dated December 7, 1984 between Sri Hari Kanta Singha son of Badh Singha as Vendor and Late Suren Barman son of Late Kamna Dhar Barman as Purchaser, in relation to land measuring 1 Acre, forming parts of R.S Plot No. 34, recorded in R.S Khatian No. 59/7, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.

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Thereafter Late Suren Barman son of Late Kamna Dhar Barman expired leaving behind his wife namely Smt, Nirmala Barman as his only legal heir to inherit his above mentioned landed property.

- 1984 Indenture of Sale Deed No. 3167 dated November 5, 1984 between Smt. Paina Roy wife of Sri Kshetra Mohan Roy as Vendor and Sri Chandra Kanta Roy as Purchaser, in relation to land measuring 66 Decimal, forming parts of R.S Plot No. 34 & 37, recorded in R.S Khatian No. 59/7, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.
- 1984 Indenture of Sale Deed No. 3166 dated November 5, 1984 between Smt. Paina Roy wife of Sri Kshetra Mohan Roy as Vendor and Sri Matilal Singha son of Late Dhan Singha as Purchaser, in relation to land measuring 34 Decimal, forming parts of R.S Plot No. 34 & 37, recorded in R.S Khatian No. 59/7, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.
- 1988 Indenture of Sale Deed No. 1157 dated December 12, 1988 between Sri Tari Singha son of Late Badh Singha as Vendor and Sri Dinabandhu Barman son of Sri Suren Barman as Purchaser, in relation to land measuring 59 Decimal, forming parts of R.S Plot No. 9, recorded in R.S Khatian No. 53/2, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.

- 2001 Indenture of Sale Deed No. 3712 dated August 29, 2001 between Sri Ram Sundar Singha, Smt. Nirmala Barman, Sri Nalini Kanta Roy, Sri Matilal Singha & Sri Dhinabandhu Barman as Vendor and Sri Biswajit Roy as Purchaser, in relation to land measuring 3.92 Acre, forming parts of R.S Plot No. 9, 34 & 37, recorded in R.S Khatian No. 59/7, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.
- 2000 Indenture of Sale Deed No. 1645 dated March 31, 2000 between Sri Haren Singh son of Late Gathi Singha as Vendor and Sri Tohen Roy son of Sri Biren Roy as Purchaser, in relation to land measuring 1 Acre, forming parts of R.S Plot No. 7, 8, 9, corresponding to L.R Plot No13, recorded in L.R Khatian No. 238, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.
- 2001 Indenture of Sale Deed No. 3708 dated August 29, 2001 between Sri Tohen Roy son of Sri Biren Roy as Vendor and Sri Biswajit Roy as Purchaser, in relation to land measuring 1.32 Acre, forming parts of R.S Plot No. 34, 35, 36 & 37, corresponding to R.S Plot No. 59/7 & 53/2, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.
- 2006 Indenture of Sale Deed No. 9277 dated September 02, 2006 between Sri Tohen Roy son of Sri Biren Roy as Vendor and Sri Biswajit Roy son of Sri Harendra Nath Roy as Purchaser, in relation to piece of land measuring 1 Acre, forming parts of R.S Plot No. 7, 8 & 9, corresponding to L.R Plot No. 13, recorded in L.R Khaitan No.238, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.



2006

Indenture of Sale Deed No. 2368 dated March 16, 2006 between Sri Hedela Singha & Others as Vendor and Sri Biswajit Roy as Purchaser, in relation to piece of land measuring 24 Decimal, forming parts of R.S Plot No. 37, 30, , Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.

2012

Indenture of Sale Deed No. 4854 dated May 22, 2012 between Sri Biswajit Roy son of Late Harendra Nath Roy as Vendor and Sri Bhakta Bir Pradhan son of Late H.B Pradhan as Purchaser, in relation to piece of land measuring 638 Decimal, forming parts of R.S Plot No. 7, 8, 9, 34, 35, 36, 37 & 38, corresponding to L.R Plot No. 13, 14, 30, 32, 34, 35, 39, 49 & 46, recorded in R.S Khatian No. 15/1, 113, 12 & 222, recorded in L.R Khaitan No.255, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.

2023

Indenture of Sale Deed No. 0121 dated January 22, 2023 between Sri Bhakta Bir Pradhan son of Late H.B Pradhan as Vendor and Ceninfra Consultant (OPC) Private Limited and Census Consultant as Purchaser, in relation to piece of land measuring 155 Decimal, forming parts of R.S Plot No. 34, 36, 37, corresponding to L.R Plot No. 39, recorded in R.S Khatian No. 15/1, 113, 12 & 222, recorded in L.R Khaitan No.792, Mouza Radha, Police Station -Phansidewa (now Bagdogra), J.L No 72, Paragana- Patharghata, District Darjeeling.

2023

Indenture of Sale Deed No. 0329 dated January 19, 2023 between Sri Bhakta Bir Pradhan son of Late H.B Pradhan as Vendor and Ceninfra Consultant (OPC) Private Limited and Census Consultant as Purchaser, in relation to piece of land measuring 145 Decimal, forming parts of R.S Plot No. 9,34, 37, 38, corresponding to L.R Plot No. 30, 32, 40 & 46, recorded in R.S Khatian No. 15/1, 113, 12 & 222, recorded in L.R Khaitan No.792, Mouza Radha, Police Station -

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Phansidewa (now Bagdogra), J.L No 72, Paragana-
Patharghata, District Darjeeling.

6. Title Verification

To determine the current ownership of the Property, title verification has been carried out as follows:

6.1 Office Of D.S.R and A.D.S.R , Bagdogra Dist-Darjeeling

I have also conducted the search for a period from 1980 to 2023. It is seen that the present owners have clear title and possession of the said land and the deed is undisputed and legal in all sense.

6.2 Office of the EL&LRO at Phasidewa, Darjeeling District.

Required searches have been made in the said Office and we have obtained certified copies of the details regarding occupation for the said land and it was found that the land is duly mutated/L.R Khatian in the name of the present owners and they have obtained a separate L.R Khatian being No. 1739 & 1749.

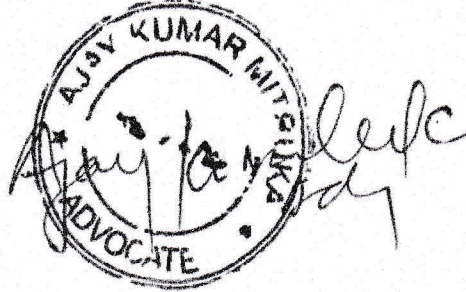
REPORT

It is concluded that the property is absolutely owned by the present owners and they are in peaceful possession of the said land.

The land is mutated in the name of present owners, as seen from the records. The property of the present owners is free from all kinds of encumbrances, attachment, lien or sub-judice before any court. The present owners have a valid, good and clear title over the said portion of the plot.

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There are nil encumbrances and the land does not belong to any SC/ST/Tribal person and there is no restriction whatsoever under any law for the owner to transfer the said land in favour of third party.



A circular stamp with the text "AJAY KUMAR MISHRA" at the top and "ADVOCATE" at the bottom. In the center, there is a handwritten signature and the initials "A.K.M." to the right.

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