

Debasish Chakraborty
B. COM. LL.B.
ADVOCATE

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

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

Ref. No.

Date 24-11-2023

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of 1) Sri Kushal Mukherjee, Son of Late Kamal Kanti Mukhopadhyay, 2) Mr. Kankan Mukhopadhyay, Son of Sri Kaushik Mukhopadhyay, both are residing at Nivedita Road by Lane, Post Office & Police Station Pradhannagar, District Darjeeling, Pin-734003 and 3) Mr. Shuddhasattwa Guha, Son of Sri Subrata Guha, residing at Deshbandhupara, Deshbandhu Bidyapit Road, Post Office & Police Station Siliguri, District Darjeeling, Pin-734004.

I, being forwarded with the Xerox copy of Title Deeds along with the relevant papers for effecting search in respect to the property, which has been acquired by 1) Sri Kushal Mukherjee, Son of Late Kamal Kanti Mukhopadhyay, 2) Mr. Kankan Mukhopadhyay, Son of Sri Kaushik Mukhopadhyay and 3) Mr. Shuddhasattwa Guha, Son of Sri Subrata Guha.

I have conducted searches of the above property for the period of 1992-2023 at the Office of the Additional District Sub-Registrar at Siliguri, District Darjeeling and Additional District Sub-Reg.strar at Siliguri-II at Bagdogra, District Darjeeling, and also made enquiries at the Office of the Block Land and Land Reform Office at Matigara, District Darjeeling It could be ascertained that they are the absolute and exclusive joint 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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Ref. No.

(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Sri Kamal Kanti Mukhopadhyay was the owner of Land measuring 13 Decimals, recorded in RS Khatian No.2/1 in RS Plot No.54, Mouza Daknikata, J.L. No.83, Pargana Patharghata, Police Station Pradhannagar, District Darjeeling by virtue of one Registered Deed of sale, executed by Smt Shantiprova Roy Chowdhury and others on 18/05/1979 and registered at the office of the Sub Registrar, Siliguri, District Darjeeling and recorded in Book No. I, as Being No.I-3190 for the year 1979.

Thereafter the aforesaid Sri Kamal Kanti Mukhopadhyay, recorded land in LR Plot No.328, in LR Khatian No.385, J.L. No.83, Mouza Daknikata, Touzi No.91, Pargana Patharghata, Police Station Matigara, District Darjeeling from Office of the Block Land and Land Reform Office, Matigara, District Darjeeling

Thereafter the aforesaid Kamal Kanti Mukhopadhyay died Intestate leaving behind the following legal heirs who inherited the aforesaid property by virtue of Hindu Succession Act 1956:

- (1) Sri Kaushik Mukhopadhyay - Son,
- (2) Sri Kushal Mukhopadhyay - Son
- (3) Smt Manidipa Guha nee Mukherjee- Daughter

Thereafter the aforesaid 1) Sri Kaushik Mukhopadhyay, 2) Sri Kushal Mukhopadhyay and 3) Smt Manidipa Guha nee Mukherjee, being the joint owner of Land recorded the aforesaid Land in LR Plot No.328, in LR Khatian No.1907, 1906 & 1908, J.L. No.83, Mouza Daknikata, Touzi No.91, Pargana Patharghata, Police Station Matigara, District Darjeeling from Office of the Block Land and Land Reform Office, Matigara, District Darjeeling

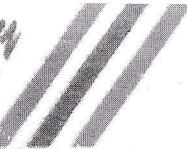


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(3)

Thereafter the aforesaid Sri Kaushik Mukhopadhyay and Smt Manidipa Guha nee Mukherjee, Gifted and transferred of Land measuring 0.08660 acres, recorded in RS Khatian No.2/1 Corresponding to LR Khatian No.1906, 1907, 1908 in RS Plot No.54 Corresponding to LR Plot No.328, Mouza Daknikata, J.L. No.83, Pargana Patharghata, Ward No.46 of S.M.C. Police Station Pradhannagar, District Darjeeling to and in favour of 1) Mr. Kankan Mukhopadhyay, Son of Sri Kaushik Mukhopadhyay and 2) Mr. Shuddhasattwa Guha, Son of Sri Subrata Guha by virtue of one Registered Deed of gift, executed on 17/09/2021 and registered at the office of the Additional District Sub-Registrar at Siliguri-II at Bagdogra, District Darjeeling and recorded in Book No. I, as Being No. I-6559 for the year 2021.

1) Sri Kushal Mukherjee, Son of Late Kamal Kanti Mukhopadhyay, 2) Mr. Kankan Mukhopadhyay, Son of Sri Kaushik Mukhopadhyay and 3) Mr. Shuddhasattwa Guha, Son of Sri Subrata Guha, became the sole, absolute and executive owner of Land measuring 13 Decimals, recorded in RS Khatian No.2/1 Corresponding to LR Khatian No.1906, 1907, 1908 in RS Plot No.54 Corresponding to LR Plot No.328, Mouza Daknikata, J.L. No.83, Pargana Patharghata, Ward No.46 of S.M.C. Police Station Pradhannagar, District Darjeeling having permanent heritable and transferable right title and interest therein

WHEREAS "Unity Builders", a partnership firm, represented in these presents by its partner Sri Saurabh Eiran and Sri Bhola Majumdar agreed to Develop the above mentioned in Land measuring 13 Decimals, recorded in RS Khatian No.2/1 Corresponding to LR Khatian No.1906, 1907, 1908 in RS Plot No.54 Corresponding to LR Plot No.328, Mouza Daknikata, J.L. No.83, Pargana Patharghata, Ward No.46 of S.M.C. Police Station Pradhannagar, District Darjeeling both party enter into one Registered Deed of Agreement for Development and registered at the office of the Additional District Sub Registrar, Siliguri-II at Bagdogra, Dist Darjeeling and recorded in Book No. I, as Being No. I-9935 for the year 2021 between Developers by "Unity Builders", a partnership firm, represented in these presents by its partner Sri Saurabh Eiran and Sri Bhola Majumdar (Developers) and was also executed by 1) Sri Kushal Mukherjee, 2) Mr. Kankan Mukhopadhyay and 3) Mr. Shuddhasattwa Guha for entering into one agreement with the intending purchasers

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Ref. No.

Date

(4)

DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 13 Decimals, recorded in RS Khatian No.2/1 Corresponding to LR Khatian No.19)6, 1907, 1908 in RS Plot No.54 Corresponding to LR Plot No.328, Mouza Daknikata, J.L. No.83, Pargana Patharghata, Ward No.46 of S.M.C. Police Station Pradhannagar, District Darjeeling within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By 17 Ft. wide Pucca Road.
SOUTH : By Land of Manos Kamal Roy Chowdhury.
EAST : By Land of Aarati Chakraborty.
WEST : By 5 Ft Road and Land of Ratan Banik.

OPINION:-

01. I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by 1) Sri Kushal Mukherjee, Sor of Late Kamal Kanti Mukhopadhyay, 2) Mr. Kankan Mukhopadhyay, Son of Sri Kaushik Mukhopadhyay and 3) Mr. Shuddhasattwa Guha, Son of Sri Subrata Guha, after being purchased through a Deeds 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.

(Handwritten signature)



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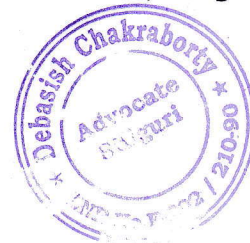
(5)

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 Kushal Mukherjee, Son of Late Kamal Kanti Mukhopadhyay, 2) Mr. Kankan Mukhopadhyay, Son of Sri Kaushik Mukhopadhyay and 3) Mr. Shuddhasattwa Guha, Son of Sri Subrata Guha, are the absolute owner-in-possession of Land measuring 13 decimals acre (Since the classification of the Land is Agriculture) and they 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-3190, dated 18/05/1979 in the name of Kamal Kanti Mukhopadhyay – Xerox.
- Registered Title Deed of Gift Being No.I-6559, dated 17/09/2021 in the name of 1) Mr. Kankan Mukhopadhyay and 2) Mr. Shuddhasattwa Guha – Xerox
- Registered Title Deed of Agreement for Development
- Searching Receipts – Original.

Yours Faithfully,

(Debasish Chakraborty)
Advocate, Siliguri.



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