

Date 26/07/2024

## **TO WHOM IT MAY CONCERN**

**SUBJECT:-** Searching of Title in the name of Sri Nirmal Garg, Son of Yograj Garg, residing of 169, Sevoke Road, Post Office Sevoke Road and Police Station Siliguri, District Darjeeling, Pin-734001, within the State of West Bengal.

I, being forwarded with the Xerox copy of Title Deed of Sale Being No.I-1225, Dated 04/02/2003 in the name of Sri Nirmal Garg, Son of Yograj Garg along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Nirmal Garg

I have conducted searches of the above property for the period of 2003-2024 at the Office of the Additional District Sub-Registrar at Siliguri, District Darjeeling and Additional District Sub-Registrar at Siliguri II at Bagdogra, District Darjeeling and also Office of the Land & Land Reform Office Matigara, District Darjeeling, It could be ascertained that he is 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 he have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and he is 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: -

### **1. REPORT OF DEVOLUTION OF THE TITLE:-**

WHEREAS one Sri Rajesh Oraon and Raju Oraon, both are Son of Sanichar Oraon, was the owner of Land measuring 2.63 acre, recorded in Khatian No.76, new Khatian No.165, 166, Old Plot No.96 corresponding to LR Plot No.324, J.L. No.55, Mouza Baniakhari, Touzi No.91, Pargana Patharghata, Police Station Matigara, District Darjeeling

Thereafter the aforesaid Sri Rajesh Oraon and Raju Oraon, both are Son of Sanichar Oraon, sold and transferred of Land measuring 0.66 acre, recorded in Khatian No.76, new Khatian No.165, 166, Old Plot No.96 corresponding to LR Plot No.324, J.L. No.55, Mouza Baniakhari, Touzi No.91, Pargana Patharghata, Police Station Matigara, District Darjeeling to and in favour of Sri Nirmal Garg, Son of Yograj Garg, by virtue of one Registered Deed of Sale, executed on 04/02/2003 and registered at the office of the Additional District Sub Registrar, Siliguri II at Bagdogra, District Darjeeling and recorded in same office in Book No-I, as Being No. I-1225 for the year 2003.

Contd...Pg/2





(2)

That by virtue of aforesaid Sri Nirmal Garg, Son of Yograj Garg, became the sole, absolute and executive owner of Land measuring 0.66 acre, recorded in Khatian No.76, new Khatian No.165, 166, Old Plot No.96 corresponding to LR Plot No.324, J.L. No.55, Mouza Baniakhari, Touzi No.91, Pargana Patharghata, Police Station Matigara, District Darjeeling having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid Sri Nirmal Garg, Son of Yograj Garg, recorded land measuring 2.6163 acre in LR Plot No.324 (Rupni), in LR Khatian No.204, J.L. No.55, Mouza Ranidanga, Police Station Matigara, District Darjeeling from Office of the Block Land and Land Reform Office, Matigara, District Darjeeling.

**2. DESCRIPTION OF LAND :**

ALL THAT PIECE OR PARCEL OF Vacant Land measuring 0.66 acre, recorded in Khatian No.76, new Khatian No.165, 166, corresponding to LR Khatian No.204, Old Plot No.96 corresponding to LR Plot No.324, J.L. No.55, Mouza Baniakhari, Touzi No.91, Pargana Patharghata, Police Station Matigara, District Darjeeling within the State of West Bengal.

**LAND IS BUTTED AND BOUNDED AS FOLLOWS**

NORTH: By Land of Rajesh Oraon and Raju Oraon,  
SOUTH: By Land of Nirmal Garg.  
EAST: By Land of Rajesh Oraon and Raju Oraon,  
WEST: By Maruti Showroom.

**OPINION :**

01.I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by Sri Nirmal Garg, Son of Yograj Garg, Within the State of West Bengal, after being purchased through a Deed of Sale as Being No.I-1225, Dated 04/02/2003 from Sri Rajesh Oraon and Raju Oraon, 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.



(3)

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 Gram Panchyat or any other authority or by any scheme of alignment of the Gram Panchyat. 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 have been paid up-to date for the period of B.S.1431 (Corresponding to the year of 2024-2025).

06. It is certified that Sri Nirmal Garg, Son of Yograj Garg, is the absolute owner-in-possession of Land measuring 0.66 acre (Since the classification of the Land is Rupni) and he has a good marketable and saleable right title and interest over the aforesaid Property.

**3. PARTICULARS OF DOCUMENTS EXAMINED BY ME:**

- Registered Title Deed of Sale Being No.I-1225, Dated 04/02/2003 in the name of Sri Nirmal Garg – Xerox.
- Searching Receipts – Original.
- Copy of the New L.R. Khatian No.204. in the name of Sri Nirmal Garg

Yours Faithfully,

*Kalyan Paul*  
(Kalyan Paul)

Advocate, Siliguri.

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