

# Chinmay Sarkar

## Advocate

Siliguri Bar Association  
Room No.6

Residence Cum Chamber  
Beside Rathkhola Math,  
Rathkhola, P.O. Rabindra Sarani  
P.S. Siliguri-734006  
District Darjeeling  
98320-63484 (Mob.)  
70633-07012 (Mob.)  
Mail Id. - csarkar004@gmail.com

Date: 19.01.2024

Ref :

To,  
The Branch Manager,  
Bank of India,  
N.J.P. Branch,  
Siliguri.

Dear Sir,

Re: Title Opinion on the property Situated at Mouza Dabgram, J.L. No. 02, Sheet No. 14 (R.S.) and 153 (L.R.), Pargana Baikunthapur, Under Ward No. 34 of Siliguri Municipal Corporation Area, within the jurisdiction of P.S. New Jalpaiguri, Registry office at A.D.S.R. Bhaktinagar, District Jalpaiguri (W.B.).

With reference to your letter No. .... dated ....., I on the basis of the original title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:-

1. **Name(s) and Address(es) of the Mortgagor(s)/Title holder(s) :-**

**Smt. Sujay Kumar Chaki**, son of Sushil Chandra Chaki, residing at Pilkahana Colony, Near Kalibari, P.O. & P.S. Jalpaiguri, Pin No. 735101, District Jalpaiguri (W.B.). (Intending Purchaser)

2. **Title Deeds in original seen by me :-**

1. Original Agreement for Sale executed between (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, (Land Owners) along with "NEW WORLD CONSTURCTION", a partnership firm, represented by one of its partners namely (1) Sri Sanjib Chakraborty, son of Late Chitta Ranjan Chakraborty, (2) Smt. Gitashri Ganguly, wife of Sri Subrata Ganguly, (3) Smt. Rita Chakraborty, wife of Sri Goutam Chakraborty (As Developers) with Smt. Sujay Kumar Chaki, son of Sushil Chandra Chaki (Intending Purchaser).
2. Original Development Agreement being No. I-10011 for the year of 2021 recorded in Book No. I Volume No. 711 Pages from 276395 to 276435 and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar, executed between (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, (As Land Owners) with "NEW WORLD CONSTURCTION", a partnership firm, represented by one of its partners namely (1) Sri Sanjib Chakraborty, son of Late Chitta Ranjan Chakraborty, (2) Smt. Gitashri Ganguly, wife of Sri Subrata Ganguly, (3) Smt. Rita Chakraborty, wife of Sri Goutam Chakraborty (As Developers).
3. Original Development Power of Attorney being No. I-10023 for the year of 2021 recorded in Book No. I, Volume No. 711, Pages from 276152 to 276182, and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar, to and in favour of "NEW WORLD CONSTRUCTION", a Partnership firm, represented by one of its Partner namely Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty.
4. Original Deed of Sale being No. I-3440 for the year of 2010, recorded in Book No. I, CD Volume No. 08, Pages from 5015 to 5028, and the same was registered at the office of the District Sub Registrar Jalpaiguri, in the name of (1) Sri Prabir Biswas, son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
5. Original Deed of Patta being No. I-206 for the year of 1994 recorded in Book No. I, Volume No. II, and the same was registered at the office of the Additional District Sub Registrar Jalpaiguri, in the name of (1) Smt. Mrinalini Dey, wife of Late Hirnya Dey @ Hiranya Dey, (2) Smt. Arati Dey, wife of Late Dharendra Dey.



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6. Original L.R. Khatian Nos. 27 & 28, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
  7. Photocopy of Land Khazna Dakhila Online Payment vide receipt Nos. REVREC2023070120243 & REVREC2023070120242, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
  8. Original Holding Tax from Siliguri Municipal Corporation vide receipt No. 26307, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
  9. Photocopy of Legal Heir affidavit of (1) Late Mrinalini Dey, (2) Late Arati Dey, executed by Sri Subhas Dey, son of Late Hiranya Dey.
  10. Original Sanctioned Building Plan vide being No. SWS-OBPAS/0104/2023/0278, duly approved by Siliguri Municipal Corporation, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas
3. **Description of immovable property/ies :-**

| Item No.                                    | Survey No.  | Extent Areas (in acres/hectares)  | Location.   | Boundary   |
|---|---|---|---|--|
| 1. Agreement for Sale, dated On. 11.12.2023 | Appertaining to and forming part of R.S. Plot No. 99(P), corresponding to L.R. Plot No. 200, Layout Plot No. 329, recorded in R.S. Khatian No. 421, corresponding to L.R. Khatian Nos. 27 & 28. | All that piece or parcel of one Residential Flat Measuring <b>800 Sq. Ft.</b> , (including Stair and 20 % super built up area), <b>667 Sq. Ft.</b> (Carpet Area), situated at the First Floor (South-East Side), of a P+3 storied Residential Building together with undivided proportionate share of Land measuring <b>5 Decimals.</b> | Situated at Mouza Dabgram, J.L. No. 2, Sheet No. 14 (R.S.) and 153 (L.R.), Pargana Baikunthapur, Under Ward No. 34 of Siliguri Municipal Corporation Area, within the jurisdiction of P.S. New Jalpaiguri, Registry office at A.D.S.R. Bhaktinagar, District Jalpaiguri (W.B.). | The said land where the building stands is butted and bounded is follows:- North : Boundary Wall of Sishu Uddan, by South : Land & House of Dilip Bhattacharjee, by East : 20 Ft. wide Pucca Road (Suryasen Colony Road), by West : 12 Ft. wide Pucca Road (Unmentioned Road). |

#### 4. Search in Sub-Registrar's Office:-

##### (i) Location of Property:

(The particulars of the sub-district within which the property is located and the Address of the registering officer. In case the property is situated in more than one sub-district/district, the particulars of all the concerned sub-districts/districts and address of the registering offices to be given).

The said property is located at Situated at Mouza Dabgram, J.L. No. 02, Sheet No. 14 (R.S.) and 153 (L.R.), Pargana Baikunthapur, Under Ward No. 34 of Siliguri Municipal Corporation Area, within the jurisdiction of P.S. New Jalpaiguri, Registry office at A.D.S.R. Bhaktinagar, District Jalpaiguri (W.B.).

(ii) Investigation, flow/tracing of Title and search :-

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(The search in the records such as Index No. 1, Index No. 2, Book No. 1/Supplementary Book No. 1 should be made for the past 30 years to trace any encumbrance is created on the property. A narration of the root and chain of title at least for 30 years and how the title is conferred on the mortgagor should be given. The details of the books/ indexes searched by Advocate to be stated. In the event of any break in the chain of title or in case of any mortgage, charge or encumbrance subsists over the property, the details thereof specifying how the break in the chain of title took place to be stated).

From the documents produced before me and after scrutinized the documents it appears that :-

Whereas one (1) Smt. Mrinalini Dey, wife of Late Hirnya Dey @ Hiranya Dey, (2) Smt. Arati Dey, wife of Late Dharendra Dey, became the absolute owner of land measuring 0.05 acre or 5 Decimal, appertaining to L.P. Plot No. 329, R.S. Plot No. 99(P), recorded in R.S. Khatian No. 421, Mouza Dabgram, J.L. No. 2, Sheet No. 14 (R.S.), within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Patta being No. I-206 for the year of 1994 recorded in Book No. I, Volume No. II, and the same was registered at the office of the Additional District Sub Registrar Jalpaiguri, executed by the Governor of the state of West Bengal.

Being owner in such possession said Mrinalini Dey, died intestate leaving behind her six sons namely (1) Sri Parimal Dey, (2) Sri Ashit Dey, (3) Sri Subhash Dey, (4) Sri Pravash Chandra Dey, (5) Sri Amar Dey, (6) Sri Pradip Dey, and three married daughters namely (1) Smt. Shova Bhowmick (Dey), wife of Late Naresh Chandra Bhowmick, (2) Smt. Gita Rani Dey, wife of Kanu Dey, (3) Smt. Bina Das (Dey), wife of Khagen Das, as her only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly by virtue of inheritance the above named legal heirs became the joint owners of aforesaid landed property, since then in their actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Whereas being owner in such possession said Arati Dey, wife of Late Dharendra Dey, died intestate leaving behind her one son namely Sri Prabir Kumar Dey, as her only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly by virtue of inheritance the above named legal heirs became the joint owners of aforesaid landed property, since then in their actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Being owner in such possession said (1) Sri Parimal Dey, (2) Sri Ashit Dey, (3) Sri Subhash Dey, (4) Sri Pravash Chandra Dey, (5) Sri Amar Dey, (6) Sri Pradip Dey, all are son of Late Hiranya Dey, (7) Smt. Shova Bhowmick (Dey), wife of Late Naresh Chandra Bhowmick, (8) Smt. Gita Rani Dey, wife of Kanu Dey, (9) Smt. Bina Das (Dey), wife of Khagen Das, (10) Sri Prabir Kumar Dey, Son of Late Dharendra Dey, sold & transferred their total land measuring 5 Decimal, appertaining to R.S. Plot No. 99, recorded in R.S. Khatian No. 421, Mouza Dabgram, J.L. No. 2, Sheet No. 14, Pargana Baikunthapur, within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of (1) Sri Prabir Biswas, son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, by virtue of a registered Deed of Sale being No. I-3440 for the year of 2010, recorded in Book No. I, CD Volume No. 08, Pages from 5015 to 5028, and the same was registered at the office of the District Sub Registrar Jalpaiguri.

Being owners in a such possession said (1) Sri Prabir Biswas, son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, mutated their name at the office B.L. & L.R.O. Rajganj, in respect of their aforesaid landed property, and two new Khatian has been issued in their favour vide L.R. Khatian No. 27 & 28, since then having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

Whereas being owner in such Possession said (1) Sri Prabir Biswas, son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, desirous to Construct Multistoried Building Complex on their total land measuring 5 Decimal, appertaining to R.S. Plot No. 99(P), corresponding to L.R. Plot No. 200, Layout Plot No. 329, recorded in R.S. Khatian No. 421, corresponding to L.R. Khatian Nos. 27 & 28, Situated within Mouza - Dabgram, J.L. No. 02, Sheet No. 14 (R.S.), 153 (L.R.), Pargana - Baikunthapur, under Ward No. 34 of Siliguri Municipal Corporation, within the jurisdiction of Police Station New Jalpaiguri, Registry office at A.D.S.R.



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Bhaktinagar, District Jalpaiguri, therefore they have entire into a Development Agreement being No. I-10011 for the year of 2021 recorded in Book No. I Volume No. 711 Pages from 276395 to 276435 and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar, with "NEW WORLD CONSTRUCTION", a Partnership firm, represented by one of its Partner namely Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty, and also executed one Development Power of Attorney being No. I-10023 for the year of 2021 recorded in Book No. I, Volume No. 711, Pages from 276152 to 276182, and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar, and therefore started to construct the said P + 3 (Three) storied residential of their aforesaid land in accordance with the Sanctioned building Plan No. SWS-OBPAS/0104/2023/0278, duly approved by Siliguri Municipal Corporation, dated on 21.05.2023.

Being owner in such possession said (1) Sri Prabir Biswas, son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas (as Land Owners) along with "NEW WORLD CONSTRUCTION", a Partnership firm, represented by one of its Partner namely Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty (As Developers), desirous to sale and transferred their one Residential Flat Measuring **800 Sq. Ft.**, (including Stair and 20 % super built up area), **667 Sq. Ft.** (Carpet Area), situated at the First Floor (South-East Side), of a P+3 storied Residential Building together with undivided proportionate share of Land measuring **5** Decimals, Appertaining to and forming part of R.S. Plot No. 99(P), corresponding to L.R. Plot No. 200, Layout Plot No. 329, recorded in R.S. Khatian No. 421, corresponding to L.R. Khatian Nos. 27 & 28, Dabgram, J.L. No. 2, Sheet No. 14 (R.S.) and 153 (L.R.), Pargana Baikunthapur, Under Ward No. 34 of Siliguri Municipal Corporation Area, within the jurisdiction of P.S. New Jalpaiguri, Registry office at A.D.S.R. Bhaktinagar, District Jalpaiguri, to and in favour of Smt. Sujay Kumar Chaki, son of Sushil Chandra Chaki, therefore they had entered into an Agreement for Sale, dated 11.12.2023.

I have obtained Online Court searching Information Slip from online portal as the courts within the District of Jalpaiguri does not provide any court information until any specific case. I am also satisfied that neither any suit, case or execution proceedings is pending in any Civil Courts at Jalpaiguri in relation to the said plot of land nor the said plot of land is charged with or attached under any process of law. I have caused search at the concerned registry office regarding the title I also have attach the online search receipts.

**(iii) Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance:**

All the title deeds registered at the office of the Additional District Sub-Registrar office Bhaktinagar.

**(iv) Whether the property is ancestral and/or under joint ownership. If so, details of the co-partners/Karta and/or the co-owners. The respective shares should be incorporated specifically:**  
The property is under Joint ownership.

**(v) Minor's interest:**

Any minor's interest if involved in the property to be mortgaged or any other claims. If minor's interest is involved, what precautions are to be taken to protect Bank's interest as a mortgagee to be stated? Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property.

Not Applicable.

**(vi) Documents pending for registration:-**

Enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned Sub-Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders' should be specified.



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Not Applicable.

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Not Applicable.

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Bank should obtain Original Deed of Sale in the name of Smt. Sujay Kumar Chaki, son of Sushil Chandra Chaki, after proper registration.

5. **Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under Sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report:**

Not Applicable.

6. **Whether the property is acquired under Land Acquisition Act, 1894/2014 and applicability of other State Legislations:**

No.

7. **Leasehold immovable Property (Where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).**

No.

8. **Investigation under Income Tax Act 1961, pending litigation related to property if any:**

(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept.)

Not Applicable.

9. **Investigation in regard to agricultural land:-**

(Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws).

As per record the land used as residential purpose.

10. **The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.**

Land Khazna Dakhila & Holding Tax Receipt is available.

11. **Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.**

No.

12. **If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.**



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13. Whether the records of Sub-Registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/findings in this regard:

Yes, the online record of registrar office is available and verification or cross checking are made accordingly and I found nothing which would prevent the borrower to create equitable mortgage.

14. In case of partition/family settlement deeds, whether the partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share. The modality/procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages.

No.

15. Whether the property belongs to any trust or is subject to the rights of any trust? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? Is there any bar under local laws for creation of mortgage? The additional precaution/ permission to be obtained for creation of valid mortgage as per the respective state/central laws.

No.

16. In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered whether the partners have authority to create mortgage for and on behalf of the firm.

No.

17. If the property belongs to a limited company, Advocate to check the Borrowing powers, Board of resolution, and authorization to create mortgage/execution of documents, registration of any prior charges with the company registered (ROC), Memorandum of Association and Article of Association etc. and submit details.

No.

18. In case of Societies, Association, check the required authority/power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc. The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws to stated.

No.

19. If the property is a flat/apartment or residential/commercial complex, advocate to interalia check/verify a) promoter's/land owner's title to the land/building; b) Development Agreement/Power of Attorney; c) independent title verification of the land and/or building in question; d) Agreement for Sale (duly registered); e) Payment of proper stamp duty; f) Approval of building plan, permission of appropriate/local authority, etc. g) conveyance in favour of society/Condominium concerned; h) Occupancy certificate/Allotment Letter/Letter of possession; i) membership details in the society etc. j) Share certificates; k) No-objection letter from the society; l) All legal requirements under the local/municipal laws, regarding ownership of Flats/Apartment/Building Regulations, Development Control Regulations, Co-operative societies Laws etc.; m) requirement for noting the Bank charges on the records of the Housing Society, etc. and comment.





# Chinmay Sarkar

## Advocate

Siliguri Bar Association  
Room No.6

Residence Cum Chamber  
Beside Rathkhola Math,  
Rathkhola, P.O. Rabindra Sarani  
P.S. Siliguri-734006  
District Darjeeling  
98320-63484 (Mob.)  
70633-07012 (Mob.)  
Mail Id. - csarkar004@gmail.com

Ref :

Date: 19.01.2024

- a) Land owners title to the land.
  - b) Development Agreement being No. I-10011 for the year of 2021 & Development Power of Attorney being No. I-10023 for the year of 2021.
  - c) Yes.
  - d) No, the Agreement for Sale is duly authenticated by the Notary Public, Govt. of India.
  - e) The property is intending to be purchase by Borrower / Mortgagor, so the payment of proper stamp duty does not arise at present.
  - f) Sanctioned Building Plan vide being No. SWS-OBPAS/0104/2023/0278, duly approved by Siliguri Municipal Corporation.
  - g) Not Applicable.
  - h) The property is belongs to land owners (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, so no such Certificate/letter is required.
  - i) Not applicable.
  - j) Not applicable.
  - k) The property-in-question is belongs to the land owner, so no such letter is required from the Society.
  - l) The property is belongs to the land owner namely (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, with fulfill of all legal requirements.
  - m) Not applicable.
20. **Advocate also to check whether the name of mortgagor is reflected as owner in the revenue/municipal/Village record, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents?**
- No, mortgagor is the intending buyer as per Agreement for Sale, Dated On. 11.12.2023
21. **Any bar/restrictions for creation of mortgage under any local or special enactment, details of proper registration of document, payment stump duty etc.**
- No, and the property is free from all encumbrances.
22. **Whether the governing law, the constitutional documents of the mortgagor (others than natural persons) permits creation of mortgage and additional precaution, if any to be taken in such cases.**
- No.

### Certificate

I have examined the Original Title Deed/s deposited relating to the aforesaid property/ies and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of right, title and interest and Equitable Mortgage if created, it will satisfy the requirement of creation of equitable mortgage.

# Chinmay Sarkar

## Advocate

Siliguri Bar Association  
Room No.6

Residence Cum Chamber  
Beside Rathkhola Math,  
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Mail Id. - csarkar004@gmail.com

Ref :

Date: 19.01.2024

I hereby further certify that I have searched a verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of the Sub registrar and has found both tallying with each other. I confirm having made search in the land/revenue records. I also confirm having verified and checked the records of the relevant Government officers/Sub-Registrar(s) Office(s). Revenue Records, Municipal/Panchayet Office, Land Acquisition Office, Registrar of Companies Office. I found that the property is free from all encumbrances. The statements and other information given in the report are correct and true.

I certify that, the property is free from all encumbrances, as could be seen from the Encumbrances Certificate for the period from 2010 to 2023 pertaining to the immovable property/(ies) covered by above said title deeds. The property is free from all encumbrances.

I certify that Sri. Sujay Kumar Chaki, son of Sushil Chandra Chaki, residing at Pilkahana Colony, Near Kalibari, P.O. & P.S. Jalpaiguri, Pin No. 735101, District Jalpaiguri (W.B.), will get a valid, clear, absolute and marketable title over the property after proper registration shown above is free from all encumbrances. There are no legal impediments for creation of the mortgage under any applicable law/rules in force. I certify that the mortgage over the said property/ies can be enforced through process of law including the provisions of SARFESI Act, for recovery of dues to the Bank.

If Sri. Sujay Kumar Chaki, son of Sushil Chandra Chaki, residing at Pilkahana Colony, Near Kalibari, P.O. & P.S. Jalpaiguri, Pin No. 735101, District Jalpaiguri (W.B.), personally present and deposit the original Sale Agreement with intention to create equitable mortgage, it satisfied the requirements of creation of equitable mortgage.

The following documents should be taken for creation of valid equitable mortgage:-

1. Original Deed of Sale in the name of Sri. Sujay Kumar Chaki, son of Sushil Chandra Chaki, after proper registration the same.
2. Original Agreement for Sale executed between (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, (Land Owners) along with "NEW WORLD CONSTURCTION", a partnership firm, represented by one of its partners namely (1) Sri Sanjib Chakraborty, son of Late Chitta Ranjan Chakraborty, (2) Smt. Gitashri Ganguly, wife of Sri Subrata Ganguly, (3) Smt. Rita Chakraborty, wife of Sri Goutam Chakraborty (As Developers) with Smt. Sujay Kumar Chaki, son of Sushil Chandra Chaki (Intending Purchaser).
3. Photocopy of Development Agreement being No. I-10011 for the year of 2021 recorded in Book No. I Volume No. 711 Pages from 276395 to 276435 and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar, executed between (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas, (As Land Owners) with "NEW WORLD CONSTURCTION", a partnership firm, represented by one of its partners namely (1) Sri Sanjib Chakraborty, son of Late Chitta Ranjan Chakraborty, (2) Smt. Gitashri Ganguly, wife of Sri Subrata Ganguly, (3) Smt. Rita Chakraborty, wife of Sri Goutam Chakraborty (As Developers).
4. Photocopy of Development Power of Attorney being No. I-10023 for the year of 2021 recorded in Book No. I, Volume No. 711, Pages from 276152 to 276182, and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar, to and in favour of "NEW WORLD CONSTRUCTION", a Partnership firm, represented by one of its Partner namely Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty.
5. Photocopy of Deed of Sale being No. I-3440 for the year of 2010, recorded in Book No. I, CD Volume No. 08, Pages from 5015 to 5028, and the same was registered at the office of the District Sub Registrar Jalpaiguri, in the name of (1) Sri Prabir Biswas, son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.



# Chinmay Sarkar

## Advocate

Siliguri Bar Association  
Room No.6

Residence Cum Chamber  
Beside Rathkhola Math,  
Rathkhola, P.O. Rabindra Sarani  
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Mail Id. - csarkar004@gmail.com

Ref:

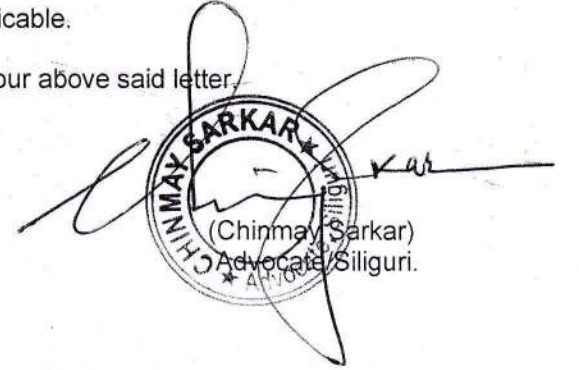
Date: 19.01.2024

6. Photocopy of Deed of Patta being No. I-206 for the year of 1994 recorded in Book No. I, Volume No. II, and the same was registered at the office of the Additional District Sub Registrar Jalpaiguri, in the name of (1) Smt. Mrinalini Dey, wife of Late Hiranya Dey @ Hiranya Dey, (2) Smt. Arati Dey, wife of Late Dharendra Dey.
7. Photocopy of L.R. Khatian Nos. 27 & 28, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
8. Photocopy of Land Khazna Dakhila Online Payment vide receipt Nos. REVREC2023070120243 & REVREC2023070120242, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
9. Photocopy of Holding Tax from Siliguri Municipal Corporation vide receipt No. 26307, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.
10. Photocopy of Legal Heir affidavit of (1) Late Mrinalini Dey, (2) Late Arati Dey, executed by Sri Subhas Dey, son of Late Hiranya Dey.
11. Photocopy of Sanctioned Building Plan vide being No. SWS-OBPAS/0104/2023/0278, duly approved by Siliguri Municipal Corporation, in the name of (1) Sri Prabir Biswas, Son of Sri Paresh Chandra Biswas, (2) Smt. Shefali Biswas, wife of Sri Prabir Biswas.

The stamp duty payable on Oral Assent/MOD (if applicable) – Not Applicable.

I hereby return the photocopy of documents for forwarded to me vide your above said letter.

Place : Siliguri.

  
(Chinmay Sarkar)  
Advocate, Siliguri.

Government of West Bengal  
Office of the JALPAIGURI (D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556



Date of Application: 29-12-2023

**Serial No of Application** 0702023665/2023 **Search No** 0702023665/2023  
**Search for the Years** From 2010 To 2023 **Record Available** From 27/02/2008 onwards  
**Name of Person to be Searched** First Name : SHEFALI Last Name : BISWAS  
**From whom Received** CHINMAY SARKAR  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 13/-

**Search Result:**

| SI.No. | Name & Address   | Status & Transaction   | Deed Details  |
|--------|--|--|---|
| 1      | Shefali Biswas<br>Wife of Late Ananda Kumar Biswas<br><br>District: Jalpaiguri, PS: Maynaguri,<br>Pin: 735302, State: West Bengal., Country:<br>India,                             | Status: Seller<br>Transaction: [0101] Sale, Sale Document<br>Deed Registered in: D.S.R. JALPAIGURI | Deed No: I-070201215/2019<br>Query No: 07020001482699/2019<br>Serial No: 0702001242/2019<br>Page No: 26068 to 26092<br>Date of Registration: 16/09/2019<br>Date of Completion: 16/09/2019<br>Date of Delivery: 24/09/2019 |
| 2      | Shefali Biswas (Mandal)<br>Wife of Sri Nantu Biswas<br>Purba Chayan Para<br>District: Jalpaiguri, PS: Bhaktinagar<br>State: WEST BENGAL, Country: India                            | Status: Vendor<br>Transaction: Sale, Sale Document<br>Deed Registered in: D.S.R. JALPAIGURI        | Deed No: I-070201342/2013<br>Query No: 0702002899 /2013<br>Serial No: 070201312 /2013<br>Page No: 2025 to 2037<br>Date of Registration: 08/04/2013<br>Date of Completion: 08/04/2013<br>Date of Delivery: 19/04/2013      |
| 3      | Shefali Biswas<br>Wife of Late Swapan Biswas<br><br>District: Jalpaiguri, PS: Jalpaiguri,<br>Pin: 735132, State: West Bengal., Country:<br>India,                                  | Status: Seller<br>Transaction: [0101] Sale, Sale Document<br>Deed Registered in: D.S.R. JALPAIGURI | Deed No: I-070201961/2015<br>Query No: 07021000186646/2015<br>Serial No: 0702002021/2015<br>Page No: 12104 to 12117<br>Date of Registration: 21/07/2015<br>Date of Completion: 23/07/2015<br>Date of Delivery: 05/08/2015 |
| 4      | Shefali Biswas<br>Wife of Late Gobinda Biswas<br>Bhaktinagar Ram Nagar Colony<br>District: Jalpaiguri, PS: Bhaktinagar<br>State: WEST BENGAL, Country: India                       | Status: Vendee<br>Transaction: Sale, Sale Document<br>Deed Registered in: D.S.R. JALPAIGURI        | Deed No: I-070203555/2011<br>Query No: 0702008174 /2011<br>Serial No: 070203364 /2011<br>Page No: 5916 to 5926<br>Date of Registration: 21/09/2011<br>Date of Completion: 21/09/2011<br>Date of Delivery: 22/09/2011      |
| 5      | Shefali Rani Biswas<br>Wife of Late Rabindra Nath Biswas<br>4 No. Ghumti Jalpaiguri Town Ward No. 15<br>District: Jalpaiguri, PS: Jalpaiguri<br>State: WEST BENGAL, Country: India | Status: Vendor<br>Transaction: Sale, Sale Document<br>Deed Registered in: D.S.R. JALPAIGURI        | Deed No: I-070204115/2010<br>Query No: 0702008420 /2010<br>Serial No: 070203563 /2010<br>Page No: 2545 to 2555<br>Date of Registration: 16/11/2010<br>Date of Completion: 16/11/2010<br>Date of Delivery: 16/11/2010      |

  
Record Keeper  
O/o The District Registrar  
Jalpaiguri

( Miss Tshering Pema Bhutia )

D.S.R. JALPAIGURI

OFFICE OF THE D.S.R. JALPAIGURI

Government of West Bengal  
Office of the JALPAIGURI (D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556




Date of Application: 29-12-2023

Serial No of Application 0702023664/2023 Search No 0702023664/2023  
Search for the Years From 2010 To 2023 Record Available From 27/02/2008 onwards  
Name of Person to be Searched First Name : PRABIR Last Name : BISWAS  
From whom Received CHINMAY SARKAR  
Fees Paid under Articles F1(i) 2/- F1(ii) 13/-

**Search Result:**

| Sl.No. | Name & Address   | Status & Transaction  | Deed Details  |
|--------|--|---|---|
| 1      | Prabir Biswas<br>Son of Shri Paresh Chandra Biswas<br>Surya Sen Colony Bolck- B<br>District: Jalpaiguri, PS: Bhaktinagar<br>State: WEST BENGAL, Country: India | Status: Vendee<br>Transaction: Sale, Sale Document<br>Deed Registered in: D.S.R. JALPAIGURI                             | Deed No: I-070203440/2010<br>Query No: 0702006789 /2010<br>Serial No: 070202957 /2010<br>Page No: 5015 to 5028<br>Date of Registration: 02/09/2010<br>Date of Completion: 02/09/2010<br>Date of Delivery: 02/09/2010    |
| 2      | PRABIR KUMAR BISWAS<br>Son of Mr. MOHIT KUMAR BISWAS<br><br>District: Jalpaiguri, PS: Bhaktinagar,<br>Pin: 735135, State: West Bengal., Country:<br>India,     | Status: Donor<br>Transaction: [0201] Gift, Gift in Favour<br>of family members<br>Deed Registered in: D.S.R. JALPAIGURI | Deed No: I-070200532/2017<br>Query No: 07020000531815/2017<br>Serial No: 0702000517/2017<br>Page No: 8530 to 8545<br>Date of Registration: 21/04/2017<br>Date of Completion: 21/04/2017<br>Date of Delivery: 26/04/2017 |

  
Record Keeper  
O/o The District Registrar  
Jalpaiguri  
( Miss Tshering Pema Bhutia )  
D.S.R. JALPAIGURI  
OFFICE OF THE D.S.R. JALPAIGURI