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Date: 30/9/24

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SRI AMIT BISWAS, son of Late Bimal Biswas, Hindu by religion, resident of Arabindo Nagar, P.O. Alipurduar Court, P.S. & District Alipurduar, Pin 736122, to ascertain as to whether any transfer is made in respect to the land measuring 0.0950 Acre, situated within Mouza Pachim Jitpur, P.S. & District Alipurduar appertaining to Plot no. 3380 (R.S.) 3553 (L.R.), Khatian No. 01 (R.S.) 6168 (L.R.), J.L. no. 49, 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 homestead land measuring 0.0950 Acre, of an annual rent payable to the Govt. of West Bengal represented by the B.L. & L.R.O. Alipurduar - 1, recorded in Khatian No. 01 (R.S.) 6168 (L.R.), included in part Plot no. 3380 (R.S.) 3553 (L.R.), situated within Mouza Pachim Jitpur J.L. no. 49, within the limits of Alipurduar Municipality Ward No. 01, within the jurisdiction of Police Station, Addl. Dist. Registry Office at Alipurduar, SubDivision and District Alipurduar, in the State of West Bengal.

The total land is butted and bounded as follows:

By the North	:	25 Feet Road of Alipurduar Municipality,
By the South	:	Land of Debashish Sarkar,
By the East	:	Land of Sudip Nath,
By the West	:	Land of Bijan Kumar Dey.

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(02)

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that One HARILAL GANGULY became the absolute owner-in-possession of the land measuring 0.10 Acre, appertaining to Plot No. 3380 (R.S), recorded in Khatian No. 01 (R.S), situated within Mouza Pachim Jitpur, J.L.no. 49, within the jurisdiction of Police station and District Alipurduar, by virtue of a Patta (Gift Deed) being No. I - 475 for the year 2006 executed by Refugee, Relief and Rehabilitation Department of Govt. Of West Bengal, registered at the office of the Add. Dist Sub-Registrar, Alipurduar.

After the demise of said HARILAL GANGULY, died intestate leaving behind him, his three daughters named SMT. SWATI CHAKRABORTY, SMT SMRITI CHOUDHURY and SMT NIBEDITA SARKAR and one son SRI MANAS GANGULI, as his only legal heirs to inherit the aforesaid landed property, by virtue of inheritance, as per the provisions of the Hindu Succession Act, 1956.

Afterthat, said legal heirs, as a Owner in possession, sold said total land measuring 0.0950 Acre, appertaining to Plot No. 3553, recorded in L.R Khatian No. 6239, situated within Mouza Pachim Jitpur, J.L.no. 49, within the jurisdiction of Police station and District Alipurduar, by virtue of a 2 nos of Deed of Sale, being No. I - 2003-03254 for the year 2021, described fully in Book No. I, CD Vol. no. 2003-2021, pages from 56321 to 56342,



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registered at the office of the Add. Dist Sub-Registrar, Alipurduar AND being No. I - 2003-05112 for the year 2022, described fully in Book No. I, CD Vol. no. 2003-2022, pages from 80478 to 80492, registered at the office of the Add. Dist Sub-Registrar, Alipurduar. to SRI AMIT BISWAS and subsequently a separate khatian has been published in the name of SRI AMIT BISWAS bearing L.R. Khatian No. 6168, appertaining to L.R. Plot No. 3553, of Mouza Pachim Jitpur, Dist Alipurduar.

AND thereafter said SRI AMIT BISWAS enjoying and exercising all rights, titles and interest on the said total land and every part thereof free from all encumbrances, 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 Reforms and Refugee Relief and Rehabilitation Dept. (Govt. of West Bengal) and from the copy of Khatians issued from the office of the B.L. & L.R.O., Alipurduar - 1, as enclosed herewith, it appears that the name of said SRI AMIT BISWAS, has duly been recorded in the R.O.R., Alipurduar - 1, consisting of L.R. Plot no. 3553 in L.R Khatian no. 6168, in Mouza Pachim Jitpur, Dist Alipurduar and the said Plot no. 3553 has been classified as BASTU.



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(04)

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1429 B.S. for the said total Land.

Considering the above I am, prima-facie, of the opinion as enumerated hereunder :-

03) **OPINION :**

- a) From the documents, it is appeared that SRI AMIT BISWAS has duly mutated his said piece of land in the office of the B.L. & L.R.O, Alipurduar - 1 and became a recorded owner of the L.R. Khatian No. 6168 consist of land measuring 0.10 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. Raj Alipurduar - 1, it appears that the land in question is classified as "BASTU".




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- 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 mortgageable one, subject to verification of original Deed of Conveyances and other related documents.


(SOMA PAUL)
Advocate/Siliguri

