

Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Red Cross Road,
Hakimpara, Children Park,
P.O. & P.S. -Siliguri-734001.
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
94748-76249 (Mob.)

Ref:

Date: 28.01.2021

TITLE INVESTIGATION REPORT

Sub: Report-on-Title of the property owned by (1) **Smt. Mansi Tripatty**, Wife of Sri Kunal Tripatty, resident of 26, Kalighat Road, Bhawanipur, Circus Avenue, P.O. & P.S. Bhawanipur, District South 24 Parganas, in the State of West Bengal, (2) **Smt. Mitali Paul**, Wife of Sri Mani Lal Paul, resident of 18, Satijoymati Nagar, Maligaon, P.O. Maligaon Gotanagar, P.S. Jalukbari, District Kamrup, in the State of Assam, (3) **Smt. Anita Kumari**, Wife of Sri Agendra Kumar, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, District Nalanda, in the State of Bihar, (4) **Smt. Arpita Goswami**, Wife of Sri Sekhar Goswami, resident of Lauchapara, Bamanhat, P.O. & P.S. Dinhat, District Coochbehar, in the State of West Bengal, (5) **Smt. Puspanjali Mishra**, Wife of Sri Jhadeswar Mishra, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, P.O. & P.S. Khandagiri, District Khorda, in the State of Orissa, (6) **Smt. Renu Jha**, Wife of Sri Chandrakant Jha, resident of Thakur Gangti, Mishra Gangti, P.O. & P.S. Thakur Gangti, District Godda, in the State of Jharkhand, (7) **Smt. Jyoti Sahu**, Wife of Sri Ranjeet Kumar, resident of Gandhi Nagar, P.O. Salugara, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal, (8) **Smt. Chaitali Maiti**, Wife of Sri Asish Kumar Maiti, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, in the State of West Bengal, (9) **Smt. Rita Mitra**, Wife of Sri Rabi Mitra, resident of Hamiltonganj, Dipo Para, P.O. Hamiltonganj, P.S. Kalchini, District Jalpaiguri, in the State of West Bengal, (10) **Sri Barindra Kumar Mitra**, Son of Late Jagat Bandhu Mitra, resident of Hamiltonganj, Dipo Para, P.O. Hamiltonganj, P.S. Kalchini, District Jalpaiguri, in the State of West Bengal, (11) **Smt. Sayantane Ghosh**, Daughter of Sri Santosh Kumar Ghosh, resident of Park Road, New town, P.O. & P.S. Alipurduar, District Alipurdua, in the State of West Bengal.

Please note the followings in connection with the subject mentioned above:

1) Name of the owners : (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantane Ghosh, Daughter of Sri Santosh Kumar Ghosh.

2) Description of the Property:

SCHEDULE OF PROPERTY (Deed of Sale No. 1400 for the year 2019)

All that piece and parcel of land measuring 30 Kathas or 49.54 Decimals, appertaining to R.S. Plot Nos. 108 & 88, corresponding to L.R. Plot Nos. 216/667 & 212, recorded under Old L.R. Khatian No. 945, corresponding to New L.R. Khatian Nos. 2548, 2549, 2550, 2552, 2553, 2554, 2555, 2556, 2558, 2559, 2560, J.L. No. 76, Situated within Mouza Kalam, Pargana Patharghata, Touzi No. 91, Under Matigara – I Gram Panchayet Area, within the jurisdiction of Police Station Matigara, Registry office at Additional District Sub-Registrar Siliguri ii at Bagdogra, District of Darjeeling.

The Land is butted and bounded as follows:-

North : Land of Ranatosh Saha & Manju Mallick;
South : 12 Ft. Wide Kutcha Road adjacent to Land of Radiant Nirman Pvt. Ltd. ;
East : 18 Ft. Wide Kutcha Road;



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Red Cross Road,
Hakimpara, Children Park,
P.O. & P.S. -Siliguri-734001.
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
94748-76249 (Mob.)

Ref:

Date: 28.01.2021

West : 19 Ft. Wide Kutchra Road;

3) Documents Verified:

a) Photocopy of Deed of Sale being No. I-1400 for the year of 2019 recorded in Book No. I Volume No. 403 Pages from 30588 to 30625 and same was registered in the office of the Additional District Sub Registrar Bagdogra, in the name of (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh.

b) Photocopy of Deed of Sale being No. I-5982 for the year of 2006 recorded in Book No. I Volume No. 148 Pages from 309 to 318 and same was registered in the office of the Additional District Sub Registrar Siliguri ii at Bagdogra, in the name of Radiant Nirman Private Limited, a Private Limited Company, represented by its director namely Sri Satyanarayan Agarwal, Son of Santlal Agarwal.

c) Photocopy of Deed of Sale being No. I-5983 for the year of 2006 recorded in Book No. I Volume No. 148 Pages from 319 to 328 and same was registered in the office of the Additional District Sub Registrar Siliguri ii at Bagdogra, in the name of Radiant Nirman Private Limited, a Private Limited Company, represented by its director namely Sri Satyanarayan Agarwal, Son of Santlal Agarwal.

d) Photocopy of L.R. Khatian Nos. 2548, 2549, 2550, 2552, 2553, 2554, 2555, 2556, 2558, 2559, 2560 in the name of (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh.

e) Photocopy of Conversion Certificate vide Memo Nos. 70/BLLRO/M.T.G/2021, 72/BLLRO/M.T.G/2021, 80/BLLRO/M.T.G/2021, 81/BLLRO/M.T.G/2021, 73/BLLRO/M.T.G/2021, 79/BLLRO/M.T.G/2021, 78/BLLRO/M.T.G/2021, 75/BLLRO/M.T.G/2021, 77/BLLRO/M.T.G/2021, 74/BLLRO/M.T.G/2021 & 76/BLLRO/M.T.G/2021 in the name of (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh.

f) Photocopy of LUC vide Memo No. 1640/MPS/planning, in the name of Smt. Mansi Tripatty & Others.

g) Photocopy of Fire License vide Memo No. IND/WB/FES/20192020/57031, in the name of Smt. Mansi Tripatty & Others.



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Red Cross Road,
Hakimpara, Children Park,
P.O. & P.S. -Siliguri-734001.
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
94748-76249 (Mob.)

Ref:

Date: 28.01.2021

h) Photocopy of Sanctioned Building Plan vide Order No. 425/MPS duly approved by Matigara Panchayet Samity, Dated 24.08.2020 in the name of (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh.

4) Source of Ownership

Whereas Radiant Nirman Private Limited, a Private Limited Company, represented by its director namely Sri Satyanarayan Agarwal, Son of Santlal Agarwal, became the absolute owner of 76 Kathas or 1.2505 Acres, appertaining to L.R. Plot Nos. 206, 213, 212 & 216/667, recorded under L.R. Khatian No. 72/1, J.L. No. 76, Situated within Mouza Kalam, Pargana Patharghata, Touzi No. 91, Under Matigara – I Gram Panchayet Area, within the jurisdiction of Police Station Matigara, District of Darjeeling, by virtue of two separate registered Deed of Sale being Nos. (i) I-5982 for the year of 2006 recorded in Book No. I Volume No. 148 Pages from 309 to 318, (ii) I-5983 for the year of 2006 recorded in Book No. I Volume No. 148 Pages from 319 to 328 both were registered in the office of the Additional District Sub Registrar Siliguri ii at Bagdogra, both executed by Sri Ashok Kumar Gupta, Son of Sri Jagadish Prasad Gupta.

Being owner in such possession said Radiant Nirman Private Limited, a Private Limited Company, had mutated their name at the office at BL & LRO Matigara in respect of their said landed property and therefore a new khatian has been issued in their favour vide L.R. Khatian No. 945, and since then having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

Whereas being owner in such possession said Radiant Nirman Private Limited, a Private Limited Company, represented by its director namely Smt. Ranjana Agarwal, Wife of Sri Ajay Agarwal, sold and transferred their land measuring 30 Kathas or 49.54 Decimals, appertaining to R.S. Plot Nos. 108 & 88, corresponding to L.R. Plot Nos. 216/667 & 212, recorded under L.R. Khatian No. 945, J.L. No. 76, Situated within Mouza Kalam, Pargana Patharghata, Touzi No. 91, Under Matigara – I Gram Panchayet Area, within the jurisdiction of Police Station Matigara, District of Darjeeling, to and in favour of (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh, by virtue of a registered Deed of Sale being No. I-1400 for the year of 2019 recorded in Book No. I Volume No. 403 Pages from 30588 to 30625 and same was registered in the office of the Additional District Sub Registrar Bagdogra.

Being owner in such possession said (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh,



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Red Cross Road,
Hakimpara, Children Park,
P.O. & P.S. -Siliguri-734001.
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
94748-76249 (Mob.)

Ref:

Date: 28.01.2021

Daughter of Sri Santosh Kumar Ghosh, had mutated their names at the office at BL & LRO Matigara in respect of their respective shares of said landed property and therefore nine separate new khatian has been issued in their favour vide L.R. Khatian Nos. 2548, 2549, 2550, 2552, 2553, 2554, 2555, 2556, 2558, 2559, 2560, and therefore they had converted their said plot of land's classification to "Bastu", vide Memo Nos. 70/BLLRO/M.T.G/2021, 72/BLLRO/M.T.G/2021, 80/BLLRO/M.T.G/2021, 81/BLLRO/M.T.G/2021, 73/BLLRO/M.T.G/2021, 79/BLLRO/M.T.G/2021, 78/BLLRO/M.T.G/2021, 75/BLLRO/M.T.G/2021, 77/BLLRO/M.T.G/2021, 74/BLLRO/M.T.G/2021 & 76/BLLRO/M.T.G/2021, dated 05.01.2021, and since then having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

Thereafter being owner in such (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, (11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh, jointly desirous to construct a Multi-Storied Residential Building Complex upon their aforesaid land measuring 30 Kathas or 49.54 Decimals therefore they had prepared a Sanctioned Building Plan vide Order No. 425/MPS duly approved by Matigara Panchayet Samity, Dated 24.08.2020.

5. Tax / Land revenue receipt : N.A.
6. Observations

I have given my opinion on perusal of the copies of the documents and the representations made therein and the originals were not examined.

7. Investigation

Searches were caused through, I have caused necessary searches in the office of the Addl. District Sub-Registrar Siliguri ii at Bagdogra for the period of 2007-2021 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Matigara, no any adverse entry has been found, the said property is free from all encumbrance.

8. Legal intervention/issue that is/may effect title of the property.

Whether, the proposed property is subject to any minor's claim or any other claims. No.

Whether the chain of title to property from person/s up to the present holder/s has been maintained throughout and up-to-date? Yes.

If the title holder of the property is a company, whether Search Report of Register of charges maintained by the Registrar of Companies has made to ensure that property is found free from any charge? N/A.

Whether the titleholder has confirmed that the property is free from order of attachment before judgment or in execution of decree or from order of injunction or other litigation affecting the right of the titleholder to create mortgage (declaration may be obtained to ensure the same)?
No.

9. Requirements (Critical)



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Red Cross Road,
Hakimpara, Children Park,
P.O. & P.S. -Siliguri-734001.
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
94748-76249 (Mob.)

Ref:

Date: 28.01.2021

A. Pre-Disbursement Docs

- a) Photocopy of Deed of Sale being No. I-1400 for the year of 2019 recorded in Book No. I Volume No. 403 Pages from 30588 to 30625 and same was registered in the office of the Additional District Sub Registrar Bagdogra.
- b) Photocopy of Deed of Sale being No. I-5982 for the year of 2006 recorded in Book No. I Volume No. 148 Pages from 309 to 318 and same was registered in the office of the Additional District Sub Registrar Siliguri ii at Bagdogra.
- c) Photocopy of Deed of Sale being No. I-5983 for the year of 2006 recorded in Book No. I Volume No. 148 Pages from 319 to 328 and same was registered in the office of the Additional District Sub Registrar Siliguri ii at Bagdogra.
- d) Photocopy of L.R. Khatian Nos. 2548, 2549, 2550, 2552, 2553, 2554, 2555, 2556, 2558, 2559, 2560.
- e) Photocopy of Conversion Certificate vide Memo Nos. 70/BLLRO/M.T.G/2021, 72/BLLRO/M.T.G/2021, 80/BLLRO/M.T.G/2021, 81/BLLRO/M.T.G/2021, 73/BLLRO/M.T.G/2021, 79/BLLRO/M.T.G/2021, 78/BLLRO/M.T.G/2021, 75/BLLRO/M.T.G/2021, 77/BLLRO/M.T.G/2021, 74/BLLRO/M.T.G/2021 & 76/BLLRO/M.T.G/2021.
- f) Photocopy of LUC vide Memo No. 1640/MPS/planning, in the name of Smt. Mansi Tripatty & Others.
- g) Photocopy of Fire License vide Memo No. IND/WB/FES/20192020/57031, in the name of Smt. Mansi Tripatty & Others.
- h) Photocopy of Sanctioned Building Plan vide Order No. 425/MPS duly approved by Matigara Panchayet Samity, Dated 24.08.2020.

B. OTC

1. None.

C. Post Disbursement

1. Nil.

Opinion

On going through the copies of the documents and on relying upon the same and subject to the observations and satisfactory compliance of the requirement cited above, it is opined that the present owners have a clear and marketable title in the said properties. This opinion has been given on going through the copies of the documents and the original documents were not submitted and (1) Smt. Mansi Tripatty, Wife of Sri Kunal Tripatty, (2) Smt. Mitali Paul, Wife of Sri Mani Lal Paul, (3) Smt. Anita Kumari, Wife of Sri Agendra Kumar, (4) Smt. Arpita Goswami, Wife of Sri Sekhar Goswami, (5) Smt. Puspanjali Mishra, Wife of Sri Jhadeswar Mishra, (6) Smt. Renu Jha, Wife of Sri Chandrakant Jha, (7) Smt. Jyoti Sahu, Wife of Sri Ranjeet Kumar, (8) Smt. Chaitali Maiti, Wife of Sri Asish Kumar Maiti, (9) Smt. Rita Mitra, Wife of Sri Rabi Mitra, (10) Sri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra,



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Red Cross Road,
Hakimpara, Children Park,
P.O. & P.S. -Siliguri-734001.
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
94748-76249 (Mob.)

Ref:

Date: 28.01.2021

(11) Smt. Sayantanee Ghosh, Daughter of Sri Santosh Kumar Ghosh, have/has absolute, clear and marketable title over the schedule property/(ies).

All the paper and documents are returned herewith.

Yours faithfully


(Chinmay Sarkar)
Advocate/Siliguri.

Copy Encl:- Search Receipt.