

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of 1) Sri Subhas Priti Guha, Son of Late Surendra Kumar Guha & 2) Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, residing at 8 Krishanu Dey Sarani, Babupara, Post Office Siliguri Town & Police Station Siliguri, District Darjeeling, 3) Smt Somali Roy, Wife of Sri Debashis Kumar Roy and Daughter of Late Sunil Kanti Guha, residing at Tapasya Apartment, 2nd Floor. B. Roy Sarkar Road, Ward No.27 of S.M.C., Post Office Siliguri Town & Police Station Siliguri, District Darjeeling and 4) Smt Sudeshna Chowdhury, Wife of Sri Late Sudhip Choudhury and Daughter of Late Sunil Kanti Guha, residing at Ashoke Nagar, Kalyangarh(M), Ashoke Nagar Habra Post Office & Police Station Habra, District North 24 Parganas within the State of West Bengal.

I, being forwarded with the registered Title Deeds along with the relevant papers for effecting search in respect to the property, which has been acquired by 1) Sri Subhas Priti Guha, Sri Santi Priya Guha, 3) Smt Somali Roy & Smt Sudeshna Chowdhury

I have conducted searches of the above property for the period of 1993-2024 at the Office of the Additional District Sub-Registrar at Siliguri, District Darjeeling and also made enquiries at the Office of the Block Land and Land Reform Office at Siliguri, District Darjeeling, It could be ascertained that they are 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 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: -



Ref. No.

Date

(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Sri Subhas Priti Guha, Son of Late Surendra Kumar Guha, was the owner of Land measuring 4.5 decimals in RS Plot No.5679, recorded in RS Khatian No.1795/5, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale and registered at the office of the Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.13 at Page No.2016 to 218 as Being No. I-1047 for the year 1973.

Thereafter the aforesaid Sri Subhas Priti Guha, being the owner of land recorded the aforesaid Land in LR Plot No.212 in LR Khatian No.146, Mouza Siliguri, J.L. No.88, Police Station Siliguri, District Darjeeling from Office of the Land and Land Reform Office, Siliguri, District Darjeeling

And

WHEREAS one Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, was the owner of Land measuring 4.5 decimals in RS Plot No.5679, recorded in RS Khatian No.1795/5, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale and registered at the office of the Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.13 at Page No.213 to 215 as Being No. I-1046 for the year 1973

Thereafter the aforesaid Sri Santi Priya Guha, being the owner of land recorded the aforesaid Land in LR Plot No.212 in LR Khatian No.147, Mouza Siliguri, J.L. No.88, Police Station Siliguri, District Darjeeling from Office of the Land and Land Reform Office, Siliguri, District Darjeeling

And

WHEREAS one Sunil Kanti Guha, Son of Late Surendra Kumar Guha, was the owner of Land measuring 5 decimals in RS Plot No.5679, recorded in RS Khatian No.1795/5, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale and registered at the office of the Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.13 at Page No.219 to 221 as Being No. I-1048 for the year 1973



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Ref. No.

Date

(3)

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

- (1) Smt Somali Roy- Marred Daughter
- (2) Smt Sudeshna Chowdhury- Marred Daughter

Thereafter the aforesaid Smt Somali Roy & Smt Sudeshna Chowdhury, being the owner of land recorded the aforesaid Land in LR Plot No.212 in LR Khatian No.5576 and 5575, Mouza Siliguri, J.L. No.88, Police Station Siliguri, District Darjeeling from Office of the Land and Land Reform Office, Siliguri, District Darjeeling

And

1) Sri Subhas Priti Guha, Son of Late Surendra Kumar Guha & 2) Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, 3) Smt Somali Roy, Wife of Sri Debashis Kumar Roy and Daughter of Late Sunil Kanti Guha, and 4) Smt Sudeshna Chowdhury, Wife of Sri Late Sudhip Choudhury and Daughter of Late Sunil Kanti Guha, became the sole, absolute and executive jointly owner of Land measuring 14 decimals or 8.5 Katha in RS Plot No.5679 corresponding to LR Plot No.212, recorded in RS Khatian No.1795/5 corresponding to LR Khatian Nos.146, 147, 5576, 5575, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling having permanent heritable and transferable right title and interest therein

That aforesaid 1) Sri Subhas Priti Guha, Son of Late Surendra Kumar Guha & 2) Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, 3) Smt Somali Roy, Wife of Sri Debashis Kumar Roy and Daughter of Late Sunil Kanti Guha, and 4) Smt Sudeshna Chowdhury, Wife of Sri Late Sudhip Choudhury and Daughter of Late Sunil Kanti Guha executed one registered Development Agreement and another Registered General Power of Attorney in favour of one of the "KITE DEVELOPERS" a partnership firm, represented in these presents by its partners 1) Sri Sanjay Agarwal, 2) Sri Pradip Saha to develop and to executed Deed of Conveyance in favour of Purchaser in the Developers Allocation and to enter into Agreement for Sale with respective purchaser/s.



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Ref. No.

Date

(4)

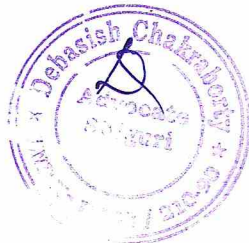
WHEREAS "KITE DEVELOPERS" a partnership firm, represented in these presents by its partners 1) Sri Sanjay Agarwal, 2) Sri Pradip Saha agreed to Develop the abovementioned in Land measuring 14 decimals or 8.5 Katha in RS Plot No.5679 corresponding to LR Plot No.212, recorded in RS Khatian No.1795/5 corresponding to LR Khatian Nos.146, 147, 5576, 5575, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, 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, Dist Darjeeling and recorded in Book No. I, as Being No. I-2318 for the year 2023 between Developers by "KITE DEVELOPERS" a partnership firm, represented in these presents by its partners 1) Sri Sanjay Agarwal, 2) Sri Pradip Saha (Developers) and was also executed by 1) Sri Subhas Priti Guha, Son of Late Surendra Kumar Guha & 2) Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, 3) Smt Somali Roy, Wife of Sri Debashis Kumar Roy and Daughter of Late Sunil Kanti Guha, and 4) Smt Sudeshna Chowdhury, Wife of Sri Late Sudhip Choudhury and Daughter of Late Sunil Kanti Guha for entering into one agreement with the intending purchasers

DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 14 decimals or 8.5 Katha in RS Plot No.5679 corresponding to LR Plot No.212, recorded in RS Khatian No.1795/5 corresponding to LR Khatian Nos.146, 147, 5576, 5575, Mouza Siliguri, J.L. No.110(88), Ward No.27 of S.M.C. Pargana Baikunthapur, Police Station Siliguri, District Darjeeling within the State of West Bengal

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land of Swapna Roy.
SOUTH : By Ajanta Elora Apartment.
EAST : By Land of Mantu Basak and others.
WEST : By 21 Ft. wide S.M.C. Road.



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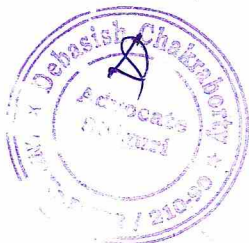
Date

(5)

OPINION:-

- 01.I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by 1) Sri Subhas Priti Guha, Son of Late Surendra Kumar Guha & 2) Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, 3) Smt Somali Roy, Wife of Sri Debashis Kumar Roy and Daughter of Late Sunil Kanti Guha, and 4) Smt Sudeshna Chowdhury, Wife of Sri Late Sudhip Choudhury and Daughter of Late Sunil Kanti Guha 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.
- 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 Subhas Priti Guha, Son of Late Surendra Kumar Guha & 2) Sri Santi Priya Guha, Son of Late Surendra Kumar Guha, 3) Smt Somali Roy, Wife of Sri Debashis Kumar Roy and Daughter of Late Sunil Kanti Guha, and 4) Smt Sudeshna Chowdhury, Wife of Sri Late Sudhip Choudhury and Daughter of Late Sunil Kanti Guha are the absolute jointly owner-in-possession of Land measuring 14 decimals (Since the classification of the Land is Bastu) and they have a good marketable and saleable right title and interest over the aforesaid Property.

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Debasish Chakraborty
B. COM. LL.B.
ADVOCATE

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 Mukharjee Road
By Lane, Hakimpura
P.O.: Siliguri, Dist.: Darjeeling
Near-Emp. Exchange Office
Pin Code No.: 734001
Phone : 0353-2536292 (R)
Mobile : 94331-57415

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

Ref. No.

Date ..17/2/2024.....

(6)

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- One Registered Title Deed of Sale, Being No.I-1046, for the year 173 in the name of Sri Subhas Priti Guha – Xerox.
- One Registered Title Deed of Sale, Being No.I-1047, for the year 173 in the name of Sri Santi Priya Guha – Xerox
- One Registered Title Deed of Sale, Being No.I-1048, for the year 173 in the name of Sunil Kanti Guha – Xerox
- Searching Receipts – Original.
- For nos. LR Khatian Copy
- One Agreement for Development– Xerox.
- One General Power of Attorney– Xerox.

Yours Faithfully,


(Debasish Chakraborty)
Advocate, Siliguri.



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