

SISIR KUMAR DAS  
ADVOCATE, SILIGURI.

RESIDENCE :  
HAKIM PARA, SILIGURI.  
P.O.Siliguri, Dt.Darjeeling

Ref No :

Date : 10-06-24

TO WHOM IT MAY CONCERN

I have perused and examined the Xerox copy of Deed No.2895-for the year 1987 and other connected papers and documents in relation to the property of (1) Smt. Sobha Rani Debi, Wife of Late Makhanlal Debnath, (2) Sri Biswajit Debnath, (3) Sri Debajit Debnath, (4) Sri Bikramjit Debnath, (5) Sri Abhijit Debnath, No.2 to 5 are Sons of Late Makhanlal Debnath and (6) Smt. Munmun Debnath, Wife of Sri Manik Debnath and Daughter of Late Makhanlal Debnath, No.1 to 5 are residents of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, No.6 is resident of Netaji Colony, Dimapur, P.O. Dimapur, Pin 797112, P.S. Dimapur East, Dist. Dimapur, State of Nagaland, and I have conducted necessary searches in the office of the Dist. Sub-Registrar, Jalpaiguri, Addl. Dist. Sub-Registrar, Jalpaiguri, Addl. Dist. Sub-Registrar, Rajganj and Addl. Dist. Sub-Registrar, Bhakti Nagar, and my findings in respect of the said property is as follows :-

(1) DEVOLUTION / HISTORY OF LAND :

That Sri Makhanlal Debnath (Now Deceased), Son of Late Jagat Chandra Debnath, resident of Nabagram, P.O. & P.S. Bhakti Nagar, Dist. Jalpaiguri, became the absolute owner of Homestead land measuring 4-Kathas in R.S. Plot/Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, Sheet No.15, P.S. Rajganj, present P.S. Bhakti Nagar, Dist. Jalpaiguri, by virtue of a Deed of Sale, executed by Sri Ratan Chatterjee, Son of Late Ramesh Chandra Chatterjee, resident of Subhash Pally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, on 19.05.1987 and registered in the office of the Addl. Dist. Sub-Registrar, Jalpaiguri, in Book No.I, Volume No.26, pages 441 to 444, being document No.2895-for the year 1987.

That thereafter above named Sri Makhanlal Debnath, got his name mutated with respect to his said land, and opened a separate L.R. Khatian No.86 and identified the said land as L.R. / Hal Plot / Dag No.255 (With an area measuring 0.0019-acre) & 256 (With an area measuring 0.0586-acre) of the said Mouza Dabgram in L.R./Hal Sheet No.164.

That thereafter above named Sri Makhanlal Debnath, constructed a house on the said land.

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That thereafter above named Makhanlal Debnath, died intestate on 07.02.2019, leaving the following persons, as his only legal heirs, to inherit his said property, in equal share therein, in accordance with the provisions of the Hindu Succession Act. 1956 :-

- |  |                |
|--|----------------|
| (1) Smt. Sobha Rani Debi                           | .... Wife;     |
| (2) Sri Biswajit Debnath                           | .... Son;      |
| (3) Sri Debajit Debnath                            | .... Son;      |
| (4) Sri Bikramjit Debnath                          | .... Son;      |
| (5) Sri Abhijit Debnath                            | .... Son;      |
| (6) Smt. Munmun Debnath<br>(W/o Sri Manik Debnath) | .... Daughter; |

In view of the aforesaid facts abovenamed (1) Smt. Sobha Rani Debi, (2) Sri Biswajit Debnath, (3) Sri Debajit Debnath, (4) Sri Bikramjit Debnath, (5) Sri Abhijit Debnath, and (6) Smt. Munmun Debnath, became the absolute owners-in-possession of said total Homestead Land measuring 04-Four Kathas, together with old house etc. standing thereon, as fully described in the Schedule appended below hereinafter referred to as "**BELOW SCHEDULED PROPERTY**" for the sake of brevity.

That thereafter above named (1) Smt. Sobha Rani Debi, (2) Sri Biswajit Debnath, (3) Sri Debajit Debnath, (4) Sri Bikramjit Debnath, (5) Sri Abhijit Debnath, and (6) Smt. Munmun Debnath, have entered into an Agreement for Development with the Developer -"STHAPATYA CONSTRUCTION", with respect to their said below Scheduled property, and the said Development Agreement was registered in the office of the Addl. Dist. Sub-Registrar Bhakti Nagar, in Book No.1, being document No.837-for the year 2021, and the Development Power Attorney was also registered in the office of the Addl. Dist. Sub-Registrar Bhakti Nagar, in Book No.1, being document No.852-for the year 2021.

10-6-21  
SISIR KUMAR DAS  
Advocate, Siliguri

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**(2) RESULT OF THE SEARCHES :**

I have caused necessary searches in the office of the Dist. Sub-Registrar, Jalpaigui, for the years 2012 to 2024 (upto 07-06-2024), vide search application No.0702010301/2024 & in the office of the Addl. Dist. Sub-Registrar, Bhaktinagar, for the years 2015 to 2024 (upto 07-06-2024), vide search application No.0711002932/2024, and nothing was found except the above mentioned Deed with respect to the said below scheduled property, affecting the right, title and interest of above named (1) Smt. Sobha Rani Debi, (2) Sri Biswajit Debnath, (3) Sri Debajit Debnath, (4) Sri Bikramjit Debnath, (5) Sri Abhijit Debnath, and (6) Smt. Munmun Debnath, with respect to their said below scheduled property. And also obtained Court Information Slip from the Court of the Ld. Civil Judge, Senior Division, Jalpaiguri, and Ld. Civil Judge, Junior division, Jalpaiguri for the years 2012 to 2024 (upto 07-06-2024).

**(3) OPINION :**

In view of the above observations, I am of opinion that abovenamed (1) Smt. Sobha Rani Debi, (2) Sri Biswajit Debnath, (3) Sri Debajit Debnath, (4) Sri Bikramjit Debnath, (5) Sri Abhijit Debnath, and (6) Smt. Munmun Debnath, with respect to their said below scheduled property. And also obtained Court Information Slip from the Court of the Ld. Civil Judge, Senior Division, Jalpaiguri, and Ld. Civil Judge, Junior division, Jalpaiguri for the years 2012 to 2024 (upto 07-06-2024).

**:SCHEDULE OF THE PROPERTY:**

All that piece or parcel of Homestead land measuring Homestead land measuring 4-Four Kathas, together with 32-years old Pucca residential house (Cemented Floor) measuring 600-Sq.ft. approx. standing thereon, in L.R. / Hal Plot / Dag No.255 (Two hundred fifty five) and 256 (Two hundred fifty six), recorded in L.R. / Hal Khatian No.86 (Eighty six), Corresponding to R.S. Plot / Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, R.S. Sheet No.15, L.R. Sheet No.164, identified as Holding No.116/148 of Ward No.33, of the Siliguri Municipal Corporation, situated at Satya Priya Roy Sarani Road, Nabagram, Lake Town, within the jurisdiction of Police Station Bhakti Nagar, present P.S. N.J. P., Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Paragana Baikunthapur, Touzi No.3, Dt. Jalpaiguri.

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**The said property is presently butted and bounded as follows:**

- On the North : Land of Jitendra Saha;
- On the South : 12-feet wide Siliguri Municipal Corporation Road;
- On the East : Land of Ram Tochan Routh;
- On the West : Land of Prabhash Chandra Dutta;

Encl:

- 1) Search receipts
- 2) Court Information Slips.  
as stated above.

*SISIR* 10-6-24  
(SISIR KUMAR DAS)  
Advocate, Siliguri,  
SISIR KUMAR DAS  
Advocate, Siliguri

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



Date of Application: 07-06-2024

Serial No of Application	0702010301/2024	Search No	0702010301/2024
Search for the Years	From 2012 To 2024	Record Available	From 27/02/2008 onwards
Name of Person to be Searched	First Name : SOBHA RANI Last Name : DEBI		
From whom Received	SISHIR KR DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found

  
Record Keeper  
O/o The District Registrar  
Jalpaiguri

( Miss Tshering Pema Bhutia )  
D.S.R. JALPAIGURI  
OFFICE OF THE D.S.R. JALPAIGURI



100/2024

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



Date of Application: 07-06-2024



**Serial No of Application** 0711002932/2024 **Search No** 0711002932/2024  
**Search for the Years** From 2015 To 2024 **Record Available** From 10/12/2015 onwards  
**Name of Person to be Searched** First Name : Sobha Rani Last Name : Debi  
**From whom Received** Mr S K Das Adv Siliguri  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 9/-

**Search Result:**

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	SOBHA RANI DEBI Wife of Late MAKHANLAL DEBNATH  City: SILIGURI MC, District: Jalpaiguri, PS: New jalpaiguri, Pin: 734007, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. BHAKTINAGAR	Deed No: I-071110837/2021 Query No: 07112002750896/2021 Serial No: 0711010840/2021 Page No: 7473 to 7509 Date of Registration: 29/12/2021 Date of Completion: 10/01/2022
2	SOBHA RANI DEBI Wife of Late MAKHANLAL DEBNATH  City: SILIGURI MC, District: Jalpaiguri, PS: New jalpaiguri, Pin: 734007, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. BHAKTINAGAR Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-071110852/2021 Query No: 07118002769305/2021 Serial No: 0711010863/2021 Page No: 7385 to 7418 Date of Registration: 29/12/2021 Date of Completion: 10/01/2022

( Mr Biswarup Goswami )  
A.D.S.R. BHAKTINAGAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

APPLICATION FOR INFORMATION


Sl.No.	Name and resident of the Applicant	Nature of information required	Date on which information to be ready	Signature of the receiving Officer of the application	Remarks
<p>3012</p> <p>(H)</p>	<p>S. K. Das, Advocate, Siliguri Court, Siliguri</p> <p>SISIR KUMAR DAS Advocate, Siliguri</p>	<p>Whether there is any MONEY SUIT is pending against -(1) SMT. SOBHA RANI DEBI, W/O. LATE MAKHANLAL DEBNATH &amp; OTHERS, resident of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, with respect to Land measuring 04-Kathas, together with old Pucca residential house standing thereon, in L.R. / Hal Plot / Dag No.255 and 256, recorded in L.R. / Hal Khatian No.86, Corresponding to R.S. Plot / Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, R.S. Sheet No.15, L.R. Sheet No.164, of Ward No.33, of the Siliguri Municipal Corporation, within the jurisdiction of Police Station Bhakti Nagar, present P.S. N.J. P., Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Paragana Baikunthapur, Touzi No.3, Dt. Jalpaiguri, in the Court of the Ld. Civil Judge, Junior Division, Jalpaiguri, for the years 2012 to 2024.</p>	<p>7/6/24</p>	 	<p>No such case is pending as per eIS</p>

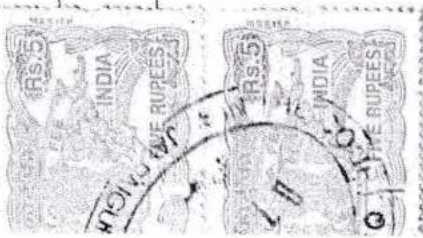


Received from \_\_\_\_\_ application



APPLICATION FOR INFORMATION


Sl.No.	Name and resident of the Applicant	Nature of information required	Date on which information to be ready	Signature of the receiving Officer of the application	Remarks
<p>71</p>	<p>3013</p> <p>S. K. Das, Advocate, Siliguri Court, Siliguri</p> <p>SISIR KUMAR DAS Advocate, Siliguri</p>	<p>Whether there is any <b>TITLE SUIT</b> is pending against <b>-(1) SMT. SOBHA RANI DEBI, W/O. LATE MAKHANLAL DEBNATH &amp; OTHERS</b>, resident of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, with respect to Land measuring 04-Kathas, together with old Pucca residential house standing thereon, in L.R. / Hal Plot / Dag No.255 and 256, recorded in L.R. / Hal Khatian No.86, Corresponding to R.S. Plot / Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, R.S. Sheet No.15, L.R. Sheet No.164, of Ward No.33, of the Siliguri Municipal Corporation, within the jurisdiction of Police Station Bhakti Nagar, present P.S. N.J. P., Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Paragana Baikunthapur, Touzi No.3, Dt. Jalpaiguri, in the Court of the <b>Ld. Civil Judge, Junior Division, Jalpaiguri</b>, for the years <b>2012 to 2024</b>.</p>	<p>7/6/24</p>		<p>No such case pending as per</p>



Received from \_\_\_\_\_ Application No. \_\_\_\_\_




APPLICATION FOR INFORMATION

Sl.No.	Name and resident of the Applicant	Nature of information required	Date on which information to be ready	Signature of the receiving Officer of the application	Remarks
1847	<p><i>S.K. Das</i> S. K. Das, Advocate, Siliguri Court, Siliguri</p> <p>SISIR KUMAR DAS Advocate, Siliguri</p>	<p>Whether there is any MONEY SUIT is pending against -(1) SMT. SOBHA RANI DEBI, W/O. LATE MAKHANLAL DEBNATH &amp; OTHERS, resident of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, with respect to Land measuring 04-Kathas, together with old Pucca residential house standing thereon, in L.R. / Hal Plot / Dag No.255 and 256, recorded in L.R. / Hal Khatian No.86, Corresponding to R.S. Plot / Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, R.S. Sheet No.15, L.R. Sheet No.164, of Ward No.33, of the Siliguri Municipal Corporation, within the jurisdiction of Police Station Bhakti Nagar, present P.S. N.J. P., Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Paragana Baikunthapur, Touzi No.3, Dt. Jalpaiguri, in the Court of the Ld. Civil Judge, Senior Division, Jalpaiguri, for the years 2012 to 2024.</p>	07-06-24	 <i>Kamib</i>	<p>No such case is pending as per C.I.S</p>



APPLICATION FOR INFORMATION

Sl.No.	Name and resident of the Applicant	Nature of information required	Date on which information to be ready	Signature of the receiving Officer of the application	Remarks
1348	<p><i>S.K.D.</i> S. K. Das, Advocate, Siliguri Court, Siliguri</p> <p>SISIR KUMAR DAS Advocate, Siliguri</p>	<p>Whether there is any <b>TITLE SUIT</b> is pending against <b>-(1) SMT. SOBHA RANI DEBI, W/O. LATE MAKHANLAL DEBNATH &amp; OTHERS</b>, resident of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, with respect to Land measuring 04-Kathas, together with old Pucca residential house standing thereon, in L.R. / Hal Plot / Dag No.255 and 256, recorded in L.R. / Hal Khatian No.86, Corresponding to R.S. Plot / Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, R.S. Sheet No.15, L.R. Sheet No.164, of Ward No.33, of the Siliguri Municipal Corporation, within the jurisdiction of Police Station Bhakti Nagar, present P.S. N.J. P., Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Paragana Baikunthapur, Touzi No.3, Dt. Jalpaiguri, in the Court of the <b>Ld. Civil Judge, Senior Division, Jalpaiguri</b>, for the years <b>2012 to 2024</b>.</p>	07-06-24	 <i>Kanish</i>	<p>NO such case is pending as per C.T.S.</p>

