

Debasish Chakraborty
B. COM. LLB.
ADVOCATE

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT.

RESIDENCE :
East Vivekananda Pally
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, Hakimpara
P.O.: Siliguri, Dist.: Darjeeling
Near-Emp. Exchange Office
Pin Code No.: 734001
Phone : 0353-2538292 (R)
Mobile : 99331-57415

Ref. No.

Date ...07-10-2023...

--:- TO WHOM IT MAY CONCERN --:-

SUBJECT:- Searching of Title in the name of JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company, and its registered office at 'Nabasree Apartment' Deshbandhupara, Near Gopal More P.O. Siliguri Town & P.S. Siliguri, District. Darjeeling, Pin-734004 the company is hereby represented through and by its Director, Sri Bhola nath Chakraborty, Son of Jitendra Nath Chakraborty.

I, being forwarded with the Xerox copy of two nos. registered Title Deeds of Sale, Being No.I-1810, Date 18/11/2020 and Being No.I-2862, Date 08/10/2021 in the name of JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company along with the relevant papers for effecting search in respect to the property, which has been acquired by JAI MATADI PROJECTS PRIVATE LIMITED.

I have conducted searches of the above property for the period of 1992-2023 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: -



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(2)

REPORT OF DEVOLUTION OF THE TITLE:-

Whereas one JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company, and its registered office at 'Nabasree Apartment' Deshbandhupara, Near Gopal More P.O. Siliguri Town & P.S. Siliguri, District. Darjeeling, Pin-734004 the company is hereby represented through and by its Director, Sri Bhola Nath Chakraborty, Son of Jitendra Nath Chakraborty was the owner-in-possession of said land measuring 03 Kathas 09 Chattak 10 Sq.ft. or 0.0591 acre in RS Plot No. 12157 & LR Plot No.2700, RS Sheet No.20 & LR Sheet No.6, recorded in RS Khatian No. 2856, LR Attestation Khatian No.3760 & 3761, situated within Mouza Siliguri, Pargana Baikunthapur, J.L. No. 93(88), Touzi No. 3(ja), Ward No.29 of Siliguri Municipal Corporation at Sidhu Kanu Sarani, P.S. Siliguri, District Darjeeling by virtue of one Registered Deed of Sale, executed by Smt Anima Sur Chowdhury, Wife of Late Sankar Sur Chowdhury and Smt Ananya Saha, Wife of Sri Partha Saha on 18/11/2020 and registered at the office of the Additional District Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.0402 at Page No.69512 to 69538 as Being No. I-01810 for the year 2020.

And

Whereas one JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company, and its registered office at 'Nabasree Apartment' Deshbandhupara, Near Gopal More P.O. Siliguri Town & P.S. Siliguri, District. Darjeeling, Pin-734004 the company is hereby represented through and by its Director, Sri Bhola Nath Chakraborty, Son of Jitendra Nath Chakraborty was the owner-in-possession of said land measuring 14 Chattak or 0.0144 acre in RS Plot No. 12157, RS Sheet No.20, recorded in RS Khatian No. 2856, situated within Mouza Siliguri, Pargana Baikunthapur, J.L. No. 93(88), Touzi No. 3(ja), Ward No.29 of Siliguri Municipal Corporation at Sidhu Kanu Sarani, P.S. Siliguri, District Darjeeling by virtue of one Registered Deed of Sale, executed by Sri Hindol Sur Chowdhury, Son of Late Dulal Sur Chowdhury on 08/10/2021 and registered at the office of the Additional District Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.0402 at Page No.112030 to 112051 as Being No. I-02862 for the year 2021

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(3)

That by virtue of aforesaid purchases JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company, the company is hereby represented through and by its Director, Sri Bhola nath Chakraborty, Son of Jitendra Nath Chakraborty, became the sole, absolute and executive jointly owners of Land measuring (03 Kathas 09 Chattak 10 Sq.ft. + 14 Chattak) total land area 04 Kathas 07 Chattak 10 Sq.ft. in RS Plot No. 12157 & LR Plot No.2700, RS Sheet No.20 & LR Sheet No.6, recorded in RS Khatian No. 2856, LR Attestation Khatian No.3760 & 3761, situated within Mouza Siliguri, Pargana Baikunthapur, J.L. No. 93(88), Touzi No. 3(ja), Ward No.29 of Siliguri Municipal Corporation at Sidhu Kanu Sarani, P.S. Siliguri, District Darjeeling having permanent heritable and transferable right title and interest therein

DESCRIPTION OF LANDS as per Deed No.1810 of 2020:-

All that Piece or Parcel of land measuring 03 Kathas 09 Chattak 10 Sq.ft. or 0.0591 acre in RS Plot No. 12157 & LR Plot No.2700, RS Sheet No.20 & LR Sheet No.6, recorded in RS Khatian No. 2856, LR Attestation Khatian No.3760 & 3761, situated within Mouza Siliguri, Pargana Baikunthapur, J.L. No. 93(88), Touzi No. 3(ja), Ward No.29 of Siliguri Municipal Corporation at Sidhu Kanu Sarani, P.S. Siliguri, District Darjeeling within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By 11-feet wide Private Common and also land & house of Swapan Dey and others.
SOUTH : By Land & house of Hindol Sur Chowdhury.
EAST : By Land of Chandra Mohan Sur Chowdhury.
WEST : By Land & house of Binayak Basu & others and also 8 feet wide Road.

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(4)

DESCRIPTION OF LANDS as per Deed No.2862 of 2021:-

All that Piece or Parcel of land measuring 14 Chattak or 0.0144 acre in RS Plot No. 12157, RS Sheet No.20, recorded in RS Khatian No. 2856, situated within Mouza Siliguri, Pargana Baikunthapur, J.L. No. 93(88), Touzi No. 3(ja), Ward No.29 of Siliguri Municipal Corporation at Sidhu Kanu Sarani, P.S. Siliguri, District Darjeeling within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Vacant Land of JAI MATADI PROJECTS PRIVATE LIMITED.
SOUTH : By Land & house of Biplab Dhar & also land & house of Hindol Sur Chowdhury.
EAST : By Land & house of Hindol Sur Chowdhury.
WEST : By 6 feet 6 inches wide Private Passage.

OPINION:-

01. I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company, after being purchased through a registered Title Deeds of Sale, Being No.I-1810, Date 18/11/2020 and Being No.I-2862, Date 08/10/2021, 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.

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(5)

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 JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company, are the absolute owner-in-possession of lands and they have a good marketable and saleable right title and interest over the aforesaid Property

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Two nos. registered Title Deeds of Sale, Being No.I-1810, Date 18/11/2020 and Being No.I-2862, Date 08/10/2021 in the name of JAI MATADI PROJECTS PRIVATE LIMITED, a Private Limited Company – Xerox.
- Searching Receipts – Original.



Yours Faithfully,
Debasish Chakraborty
(Debasish Chakraborty)
Advocate, Siliguri

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