

SISIR KUMAR DAS  
ADVOCATE, SILIGURI.

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

Ref No :

Date : 18-12-23

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TO WHOM IT MAY CONCERN

I have perused and examined the Original Deed of Gift No.2552, dated 22-11-2019, L.R. / Hal Khatian and other connected papers and documents in relation to the property of Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, Son of Late Samaresh Chandra Dey, resident of A.P.C. Sarani, Deshbandhu Para, Ward No.30, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, and I have conducted necessary searches in the office of the Addl. Dist. Sub-Registrar, Siliguri, and my findings in respect of the said property is as follows :-

**(1) DEVOLUTION / HISTORY OF LAND :**

That Sri. Samaresh Chandra Dey (Now Deceased), Son of Sri Jibesh Chandra Dey of Siliguri, was the recorded owner of Homestead land measuring 0.15-Acre, in Plot / Dag No.11772, recorded in R.S Khatian No.2600-of Mouza Siliguri, J.L.No.110, P.S. Siliguri, Dist. Darjeeling.

That thereafter abovenamed Samaresh Chandra Dey died intestate on 23-07-1993, leaving the following persons hereof as his only legal heirs to inherit his said property, in equal share threin, in accordance with the provisions of the Hindu Succession Act. 1956 :-

- |  |                 |
|--|-----------------|
| (1) Smt. Malati Dey  | ..... Wife;     |
| (2) Sri Nikhilesh Dey @ Nikhilesh<br>Chandra Dey               | ..... Son;      |
| (3) Smt. Babli Kundu @ Babli De Kundu<br>(W/o Sri Subir Kundu) | ..... Daughter  |
| (4) Smt. Bula Guha Roy<br>(W/o Sri Goutam Guha Roy)            | ..... Daughter; |
| (5) Smt. Mithu Ghosh<br>(W/o Sri Prashanta Ghosh)              | ..... Daughter  |
| (6) Smt. Rita @ Manisha Chowdhury<br>(W/o Sri Manoj Chowdhury) | ..... Daughter  |
| (7) Smt. Anima Roy<br>(W/o Sri Arun Roy)                       | ..... Daughter  |

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Page 2.

That during L.R. Settlement Survey operation under the WBLR Act, 1955, the said land is identified as L.R. Plot No.550 and opened 7-nos Non finally published L.R. Khatian Nos.2566 (in the name of Sri Nikhilesh Dey @ Nikhilesh Chandra Dey), 2560 (in the name of Smt. Malati Dey), 2564 (in the name of Smt. Babli Kundu @ Babli De Kundu), 2563 (in the name of Smt. Bula Guha Roy), 2565 (in the name of Smt. Mithu Ghosh), 2561 (in the name of Smt. Rita @ Manisha Chowdhury) and 2562 (in the name of Smt. Anima Roy), of the said Mouza Siliguri, now Siliguri Dakshin 2, new J.L. No.93, P.S. Siliguri, Dist. Darjeeling.

That thereafter above named (1) Smt. Malati Dey, (2) Smt. Babli Kundu @ Babli De Kundu, (3) Smt. Bula Guha Roy, (4) Smt. Mithu Ghosh, (5) Smt. Rita @ Manisha Chowdhury, (6) Smt. Anima Roy, gifted their 6/7<sup>th</sup> undivided share of homestead land measuring 0.1309-acre, together with old house etc. standing thereon, to and in favour of - Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, by virtue of a Deed of Gift, executed by them, on 21.11.2019 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.2552 (Dated 22-11-2019). But on physical verification, above named Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, actually possessed Land measuring 0.12-acre in his absolute ownership and physical possession.

In view of the above, Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, is now the absolute owner of Homestead land measuring 0.12-acre 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.

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

I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar, Siliguri, for the years 2008 to 2023 (upto 18-12-2023), vide search application No. 0402009206 /2023, and nothing was found with respect to the said below scheduled property, affecting the right, title and interest of abovenamed Sri Nikhilesh Dey @ Nikhilesh Chandra Dey.

(contd.to next sheet)

2023-12-22-2023  
SISIR KUMAR DAS  
Advocate, Siliguri



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Page 3.

**(3) OPINION :**

In view of the above observations, I am of opinion that abovenamed Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, became the absolute owner in possession of the said below scheduled property.

**:SCHEDULE OF THE PROPERTY:**

All that piece or parcel of homestead land measuring 0.12-acre or 7.27-kathas approx., together with residential house etc. standing thereon, in R.S. Plot / Dag No.11772 (Eleven thousand seven hundred seventy two), recorded in R.S. Khatian No.2600 (Two thousand six hundred), Corresponding to L.R. Plot / Dag No.550, recorded in L.R. / Hal Khatian No.2566, of Mouza Siliguri, J.L. No.110, present Mouza Siliguri Dakshin 2, J.L. No.93, identified as Holding No.85/167/289/593 of Ward No.30-of the Siliguri Municipal Corporation, situated at Deshbandhu Para, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dist. Darjeeling.

**The said land is presently butted and bounded as follows :-**

On the North : Satyashree Apartment;

On the South : Land with house of Smt. Pratima Sengupta & Bijoy Gopal Chakraborty;

On the East : 20-feet wide Siliguri Municipal Corporation Road; known as Uday Sankar Sarani, and partly land with house of Smt. Pratima Sengupta.

On the West : Land with house of Madhusudan Saha & others

*Sisir* 18-12-2023.  
(SISIR KUMAR DAS )  
Advocate, Siliguri,

Encl:

- 1) Search receipt  
as stated above.
- 2) Death Certificate.

SISIR KUMAR DAS  
Advocate, Siliguri

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

Date of Application: 18-12-2023

**Serial No of Application** 0402009206/2023 **Search No** 0402009206/2023  
**Search for the Years** From 2008 To 2023 **Record Available** From 24/01/2008 onwards  
**Name of Person to be Searched** First Name : Nikhilesh Last Name : Dey  
**From whom Received** S K Das  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 15/-

**Search Result:**

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	NIKHILESH DEY Son of Late SAMARESH CHANDRA DEY  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734004, State: West Bengal,, Country: India,	Status: Donee Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202552/2019 Query No: 04020001725172/2019 Serial No: 0402002819/2019 Page No: 119310 to 119354 Date of Registration: 22/11/2019 Date of Completion: 27/11/2019 Date of Delivery: 28/11/2019
2	NIKHILESH DEY Son of Late SAMARESH CHANDRA DEY  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734004, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202704/2019 Query No: 04020001824087/2019 Serial No: 0402002961/2019 Page No: 125402 to 125431 Date of Registration: 05/12/2019 Date of Completion: 05/12/2019 Date of Delivery: 06/12/2019
3	NIKHILESH DEY Son of Late SAMARESH CHANDRA DEY  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734004, 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. SILIGURI Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-040202763/2019 Query No: 04021000256015/2019 Serial No: 0402003029/2019 Page No: 130449 to 130472 Date of Registration: 10/12/2019 Date of Completion: 16/12/2019 Date of Delivery: 17/12/2019



( Miss Sangha Ratna Syangden )

A.D.S.R. SILIGURI

OFFICE OF THE A.D.S.R. SILIGURI







SL No - 56/2019



Area of Siliguri पश्चिम बंगाल WEST BENGAL

37AB 466294

*Nikhilesh dey  
@Nikhilesh ch dey*

*Nikhilesh dey  
@Nikhilesh ch dey*

BEFORE THE NOTARY PUBLIC AT SILIGURI.

AFFIDAVIT

I, **SRI NIKHILESH DEY @ SRI NIKHILESH CHANDRA DEY**, aged about 50-years, SON OF **LATE SAMARESH CHANDRA DEY**, by religion Hindu, by occupation Service, by Nationality Indian, resident of A.P.C. Sarani, Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, do hereby solemnly affirm and declare as follows:-

Solemnly Affirmed & Declared  
before me on Identification

(Contd. to next sheet)

*(Kanchan Bhadra)*  
NOTARY  
Siliguri

NON JUDICIAL STAMP

SI. NO. 1114 Dated 29/11/2019

Sold To NOKhitesh Dey @ NOKhitesh Ch. Dey,

Address. 

Stamp Value of Rs... 10/- Rupees Ten

  
(RITA CHAKI)

Stamp Vendor

Licence No 347/RM

A.D.S.R. Office, Bagdogra

Darjeeling





Nikhillesh Dey  
@Nikhillesh ch dey

1. That I am the absolute owner of Homestead land measuring 0.12-acre (As per physical possession), together with old Tin Shed residential house measuring 525-Sq.ft. standing thereon, in R.S. Plot / Dag No.11772, recorded in R.S. Khatian No.2600, Corresponding to L.R. Plot / Dag No.550, recorded in Non-Finally Published L.R. Khatian No.2566, 2560, 2564, 2563, 2565, 2561 and 2562 of Mouza Siliguri, J.L. No.110 (88), identified as Holding No.85/167/289/593 of Ward No.30-of the Siliguri Municipal Corporation, situated at Deshbandhu Para, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dist. Darjeeling, by virtue of a Deed of Gift, executed by Smt. Smt. Malati Dey and others, resident of Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, on 21-11-2019 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.2552-for the year 2019 and also by virtue of Inheritance from my Father -Late Samaresh Chandra Dey.

The above stated landed property is butted and bounded as follows :-

- On the North : Satyashree Apartment;
- On the South : Land with house of Smt. Pratima Sengupta & Bijoy Gopal Chakraborty;
- On the East : 20-feet wide Siliguri Municipal Corporation Road; known as Uday Sankar Sarani, and partly land with house of Smt. Pratima Sengupta.
- On the West : Land with house of Madhusudan Saha & others

2. That after being fully satisfied that the transferor had good transferrable right title and interest on the said land which I acquired as aforesaid.

3. That the above mentioned homestead land is in my absolute physical possession.

4. That the Xerox copies of original Title Deed/s and / or other documents supplied by me along with my application for approval of building plan is exact true copy / copies of the original and in case of discrepancies / concealments, I shall be liable for the same.

5. That I shall be under obligation to show all the original copies of relevant documents including Title Deed/s and approved building plan and to provide all required information to the Commissioner, Siliguri Municipal Corporation, or any of their authorized representative as and when those or any of those documents / papers will be called for by the Siliguri Municipal Corporation Authority.

6. That there is no Court Case on submitted land Schedule.

7. That the old house / structure will be demolished at the time of construction.

8. That I swear this affidavit for the purpose of our Building Plan submitted to the Siliguri Municipal Corporation, Siliguri.

The above statements are true-  
to my knowledge and belief and  
I sign on this Affidavit on  
the 09<sup>th</sup> day of December  
2019 at Siliguri.

Solemnly Affirmed & Declared  
before me on Identification

(Ranchan Bhadra)  
NOTARY  
Siliguri

Nikhillesh Dey  
@Nikhillesh ch dey  
Declarant.

Nikhillesh Dey  
@Nikhillesh ch dey

Identified by me :

Sisir Kumar Das  
Advocate, Siliguri.

AFFIDAVIT

Solemnly Affirmed before me  
by Nikhillesh Dey @Nikhillesh ch. Dey