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TO WHOM IT MAY CONCERN

SEARCHING REPORT AND NON ENCUMBRANCES CERTIFICATE

Sub: Detailed Report on Title in respect of landed property owned and possessed by Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das.

I have pursued and scrutinized the relevant papers and documents available in respect of the landed property owned and possessed by Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das, residing at East Vivekananda Pally, P.O. Rabindra Sarani, P.S. Bhaktinagar, Dist. Jalpaiguri. Besides that I have caused necessary searches in the office of the Dist. Sub-Registrar at Jalpaiguri & Addl. Dist. Sub-Registrar at Bhaktinagar for the period of 2011-2024 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Rajganj also in other concerned offices and I submit my reports on the basis of documents and records available as follows: -

1. DESCRIPTION OF DOCUMENTS EXAMINED BY ME: -

- a) Photocopy of registered Deed of Sale dated 26-04-2022 executed by Sri Sourav Paul, son of Sri Nikhil Chandra Paul to and in favour of Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das and the same was registered in the office of the Addl. Dist. Sub-Registrar at Bhaktinagar, Jalpaiguri, recorded in Book No.I, Being No. 4781 for the year 2022.
- b) Photocopy of registered Deed of Gift dated 29-11-2004 executed by Sri Anil Krishna Paul, son of Late Madhusudhan Paul to and in favour of Sri Kunal Pal, son of Sri Anil Krishna Paul and the same was registered in the office of the Sub-Registrar at Rajganj, Jalpaiguri, recorded in Book No. I, Being No. 3507 for the year 2004.



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- c) Photocopy of registered Deed of Sale dated 09-11-1987 executed by Sri Gopi Krishna Biswas, son of Late Karuna Krishna Biswas to and in favour of Sri Anil Krishna Paul, son of Late Madhusudhan Paul and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No.I, Being No. 4822 for the year 1987.
- d) Photocopy of registered Deed of Sale dated 14-09-1987 executed by Smt. Smt. Anila Bala Sikdar, wife of Late Khitish Chandra Sikdar to and in favour of Sri Gopi Krishna Biswas, son of Late Karuna Krishna Biswas and the same was registered in the office of the Dist. Sub- Registrar at Jalpaiguri, recorded in Book No. I, Being No. 4395 for the year 1987.
- e) Photocopy of registered Deed of Sale dated 19-07-1985 executed by Smt. Smt. Anila Bala Sikdar, wife of Late Khitish Chandra Sikdar to and in favour of Sri Anil Krishna Paul, son of Late Madhusudhan Paul and the same was registered in the office of the Addl. Dist. Sub- Registrar at Jalpaiguri, recorded in Book No. I, Being No. 3516 for the year 1985.
- f) Photocopy of registered Deed of Sale dated 27-01-1965 executed by Sri Jyotish Chandra Roy, son of Late Ram Lochan Roy to and in favour of Sri Khitish Chandra Sikdar, son of Sri Khirode Chandra Bihari Sikdar and the same was registered in the office of the Dist. Sub- Registrar at Jalpaiguri, recorded in Book No. I, Being No. 479 for the year 1965.
- g) Photocopy of Khatian bearing Khatian No. 540 & 541, Sheet No. 88 of Mouza – Dabgram.
- h) Photocopy of Khajna Receipt paid upto 1429 B.S. dated 04-07-2022.
- i) Photocopy of Municipal Holding Tax Receipt 2023-24 dated 04-05-2023.
- j) Photocopy of Two Conversion Certificate.

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2. PARTICULARS OF PROPERTY RELEVANT TO SEARCH: -

All that piece or parcel of land measuring 5 Katha or 0.0825 Acre, appertaining to Plot No. 376/733 (R.S.), 278/366 (L.R.), recorded under Khatian No. 370/1 (R.S.), 540 & 541 (L.R.), situated within Mouza – Dabgram, J.L. No. 2, Sheet No. 12 (R.S.), 88 (L.R.), Pargana - Baikunthapur, Ward No. 38 under Siliguri Municipal Corporation, within the jurisdiction of Police Station – Bhaktinagar, in the District of Jalpaiguri.

The aforesaid land is butted and bounded as follows: -

- North : 19 Feet Wide Municipal Road;
- South : Land of Shila Bhowal & Star Nirala Apartment;
- East : Land of Adyama Bhawan;
- West : Land of Chitta Ranjan Das & Others.

3. REPORT OF DEVOLUTION ON TITLE: -

WHEREAS one Sri Jyotish Chandra Roy, son of Late Ram Lochan Roy was the absolute recorded owner-in-possession of the land measuring 5 Katha or 0.0825 Acre, appertaining to Plot No. 376/733 & 401 (R.S.), recorded under Khatian No. 370/1 (R.S.), situated within Mouza – Dabgram, J.L. No. 2, Sheet No. 12 (R.S.), Pargana - Baikunthapur, within the jurisdiction of Police Station – Bhaktinagar, in the District of Jalpaiguri and he was possessing and enjoying the said land in his khas, actual and physical possession having all permanent, heritable and transferable right title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Jyotish Chandra Roy, son of Late Ram Lochan Roy sold and transferred his aforesaid land measuring 5 Katha or 0.0825 Acre to and in favour of Sri Khitish Chandra Sikdar, son of Sri Khirode Chandra Bihari Sikdar by virtue of a Deed of Sale, executed on 27-01-1965 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 479 for the year 1965.

By virtue of such Sale Deed Sri Khitish Chandra Sikdar, son of Sri Khirode Chandra Bihari Sikdar became the absolute owner of the land measuring 5 Katha or 0.0825 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.



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Thereafter the above named Khitish Chandra Sikdar died intestate leaving behind his wife Smt. Smt. Anila Bala Sikdar as his only legal heirs and successors to inherit his aforesaid land measuring 5 Katha or 0.0825 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Being the owner of such possession Smt. Anila Bala Sikdar, wife of Late Khitish Chandra Sikdar sold and transferred her part of land measuring 3 Katha or 0.0495 Acre to and in favour of Sri Anil Krishna Paul, son of Late Madhusudhan Paul by virtue of a Deed of Sale, executed on 19-07-1985 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 3516 for the year 1985.

Being the owner of such possession Smt. Smt. Anila Bala Sikdar, wife of Late Khitish Chandra Sikdar sold and transferred her aforesaid land measuring 2 Katha or 0.033 Acre to and in favour of Sri Gopi Krishna Biswas, son of Late Karuna Krishna Biswas by virtue of a Deed of Sale, executed on 14-09-1987 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 4395 for the year 1987.

By virtue of such Sale Deed Sri Gopi Krishna Biswas, son of Late Karuna Krishna Biswas became the absolute owner of the land measuring 2 Katha or 0.033 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

Being the owner of such possession Sri Gopi Krishna Biswas, son of Late Karuna Krishna Biswas sold and transferred his aforesaid land measuring 2 Katha or 0.033 Acre to and in favour of Sri Anil Krishna Paul, son of Late Madhusudhan Paul by virtue of a Deed of Sale, executed on 09-11-1987 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 4822 for the year 1987.

By virtue of such Two Sale Deed Sri Anil Krishna Paul, son of Late Madhusudhan Paul became the absolute owner of the land measuring 5 Katha or 0.0825 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

Being the owner of such possession Sri Anil Krishna Paul, son of Late Madhusudhan Paul transferred his aforesaid land measuring 5 Katha or 0.0825 Acre to and in favour of Sri Kunal Pal, son of Sri Anil Krishna Paul by virtue of a Deed of Gift, executed on 29-11-2004 and the same was registered in the office of the Sub- Registrar at Rajganj, Jalpaiguri, recorded



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By virtue of such Gift Deed Sri Kunal Pal, son of Sri Anil Krishna Paul became the absolute owner of the land measuring 5 Katha or 0.0825 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

Being the owner of such possession Sri Kunal Pal, son of Sri Anil Krishna Paul sold and transferred his aforesaid land measuring 5 Katha or 0.0825 Acre to and in favour of Sri Sourav Paul, son of Sri Nikhil Chandra Paul by virtue of a Deed of Sale, executed on 29-01-2021 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Bhaktinagar, Jalpaiguri, recorded in Book No.I, Being No. 974 for the year 2021.

By virtue of such Sale Deed Sri Sourav Paul, son of Sri Nikhil Chandra Paul acquired the aforesaid plot of land measuring 5 Katha or 0.0825 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

Being the owner of such possession Sri Sourav Paul, son of Sri Nikhil Chandra Paul sold and transferred his aforesaid land measuring 5 Katha or 0.0825 Acre to and in favour of Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das by virtue of a Deed of Sale, executed on 26-04-2022 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Bhaktinagar, Jalpaiguri, recorded in Book No.I, Being No. 4781 for the year 2022.

By virtue of such Sale Deed Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das acquired the aforesaid plot of land measuring 5 Katha or 0.0825 Acre in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names has duly been recorded in the Record-Of-Right with respect to their aforesaid land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently two separate Khatian has been finally published in their names bearing Khatian No. 540 & 541, Plot No. 278/36, Sheet No. 88 of Mouza – Dabgram and thereafter they converted their said land from “Danga to Bastu” vide Conversion Case Nos. CN/2022/0701/1283 & CN/2022/0701/1284 dated 07-06-2022 in the office of the B.L. & L.R.O. at Rajganj Block.

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OPINION: -

- (i) On perusal the documents and records available and conducting searching in the concern offices, it may be certified that the title of the aforesaid land measuring 5 Katha or 0.0825 Acre as mentioned in Clause-2 hereinabove, owned and possessed by Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das as mentioned is free, clear and marketable.
- (ii) It is certified that neither any acquisition or requisition has been made by the Govt. authority over the aforesaid land nor the same is affected by any scheme of alignment.
- (iii) It is also certified that the aforesaid land is not affected under any restriction of the Urban Land (Celling and Regulation) Act.
- (iv) It is also certified that the aforesaid land is not mortgaged with any bank or financial institution.
- (v) It is further certified that Sri Sukha Ranjan Kar, son of Late Khitish Chandra Kar and Sri Sujit Das, son of Late Dhiren Chandra Das have got saleable and marketable right, title and interest over the aforesaid property as mentioned in Clause-2 hereinabove.

Yours faithfully

Tapash Nandi

(Tapash Nandi)
Advocate/Siliguri
Tapash Nandi
Advocate, Siliguri

Encl: -

Search receipt