

Debasish Chakraborty  
B. COM. LL.B.  
ADVOCATE

RESIDENCE  
East Anantnagar Police  
Bentun Chandra Road  
House No. 113  
PT. Bahadur Colony  
P.S. Bhakti Nagar  
Dist. Jalpaiguri  
Near Post Office

CHAMBER  
Harin Mukherjee Road  
By Lane, Haldighata  
P.O. Jalpaiguri, Dist. Jalpaiguri  
Pin-734007  
Date: 25-07-2024

Date: 25-07-2024

Ref. No. ....

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

SUBJECT:- Searching of Title in the name of 1) Sri Chittaranjan Saha, Son of Late Gitish Chandra Saha, residing at Near Satsang Ashram, Bhaktinagar, Ward No.34 of S.M.C., Post Office & Police Station Bhaktinagar, District Jalpaiguri, Pin-734007, 2) Sri Chandan Kumar Saha, Son of Late Gitish Chandra Saha, residing at Deshproya Sarani, Paschim Bhaktinagar, Ward No.34 of S.M.C., Post Office & Police Station Bhaktinagar, District Jalpaiguri, Pin-734007, 3) Sri Prabir Kumar Saha, Son of Late Gitish Chandra Saha, residing at Near Satsang Ashram, Bhaktinagar, Ward No.34 of S.M.C., Post Office & Police Station Bhaktinagar, District Jalpaiguri, Pin-734007 within the State of West Bengal.

I, being forwarded with the Xerox copy of registered Title Deeds and LR Khatians in the name of 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha and 3) Sri Prabir Kumar Saha, along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Chittaranjan Saha, Sri Chandan Kumar Saha and Sri Prabir Kumar Saha

I have conducted searches of the above property for the period of 2023 to 2024 at the Office of the District Sub-Registrar at Jalpaiguri, District Jalpaiguri and Additional District Sub-Registrar at Rajganj, District Jalpaiguri and Additional District Sub-Registrar at Bhaktinagar, District Jalpaiguri and also made enquiries at the Office of the Block Land and Land Reform Office at Rajganj, District Jalpaiguri, 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: -



Contd...Pg/2

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(2)

1) REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Mina Rani Saha @ Mina Saha (now deceased), Wife of Late Gitish Chandra Saha, was the owner of Land measuring 14.75 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri by virtue of one Registered Deed of Sale, executed on 05/10/1983 and registered at the office of the District Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in same office in Book No-I, Volume No.92 at Page No.183 to 188 as Being No. I-6973 for the year 1983.

Thereafter the aforesaid Mina Rani Saha @ Mina Saha (now deceased), Wife of Late Gitish Chandra Saha, Gifted and transferred of Land measuring 3 Katha 8 Chattak or 5.75 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of Sri Chandan Kumar Saha, Son of Late Gitish Chandra Saha, by virtue of one Registered Deed of Gift, executed on 28/01/1991 and registered at the office of the Additional District Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in same office in Book No-I, Volume No.05 at Page No.417 to 420 as Being No. I-554 for the year 1991.

**And**

WHEREAS one Mina Rani Saha @ Mina Saha (now deceased), Wife of Late Gitish Chandra Saha, became the sole, absolute and executive owner in possession of Land measuring 9 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri

Thereafter the aforesaid Mina Rani Saha @ Mina Saha, died Intestate on 11/06/2018 leaving behind the following legal heirs who inherited the aforesaid property by virtue of Hindu Succession Act 1956:

- (1) Sri Chittaranjan Saha - Son
- (2) Sri Chandan Kumar Saha - Son
- (3) Sri Prabir Kumar Saha - Son
- (4) Mamata Saha (now deceased) - Daughter
- (5) Smt Shipra Saha - Daughter
- (6) Chitra Saha (now deceased) - Daughter

WHEREAS 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, 4) Mamata Saha, 5) Smt Shipra Saha and 6) Chitra Saha became the jointly owners Land measuring 9 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri each having undivided 1/6<sup>th</sup> share in i.e. 1.5 decimals each having permanent heritable and transferable right title and interest therein



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Thereafter the aforesaid Chitra Saha, died Intestate leaving behind the following legal heirs who inherited the aforesaid property by virtue of Hindu Succession Act 1956:

- (1) Sri Thushar Kanti Saha - Son
- (2) Smt Moumita Koner - Daughter

WHEREAS 1) Thushar Kanti Saha, 2) Smt Moumita Koner, became the sole, absolute and executive joint owners Land measuring 1.5 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri each having undivided  $\frac{1}{2}$  share having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid Smt Shipra Saha and 1) Sri Thushar Kanti Saha, 2) Smt Moumita Koner "Gifted and transferred of Land measuring 3 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, by virtue of one Registered Deed of Gift, executed on 16/01/2019 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in same office in Book No-I, Volume No.0711 at Page No.10575 to 10607 as Being No. I-292 for the year 2019.

And

WHEREAS one 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, 4) Mamata Saha, became the sole, absolute and executive jointly owners Land measuring 9 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, 4) Mamata Saha, being the owners of land recorded the aforesaid Land in LR Plot No.472 in LR Khatian No.360, 359, 362 and 361, Mouza Dabgram, J.L. No.02, Sheet No.153, Police Station Bhaktinagar, District Jalpaiguri from Office of the Land and Land Reform Office, Rajganj, Police Station Bhaktinagar, District Jalpaiguri

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**And**

NEW WORLD CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty, 2) Smt Gitashri Ganguly, Wife of Sri Subrata Ganguly, 3) Smt Rita Chakraborty, Wife of Sri Goutam Chakraborty, agreed to Develop the abovementioned in land measuring 9 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri both party enter into one Registered Deed of Agreement for Development and registered at the office of the Additional District Sub Registrar, Bhaktinagar, Dist Jalpaiguri and recorded in Book No. I, as Being No. I-7102 for the year 2019 between Developers by NEW WORLD CONSTRUCTION a partnership firm, (Developers) and was also executed by 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, 4) Mamata Saha for entering into one agreement with the intending purchasers

Thereafter the aforesaid Mamata Saha, died Intestate leaving behind the following legal heirs who inherited the aforesaid property by virtue of Hindu Succession Act 1956:

- (1) Sri Chittaranjan Saha - Brother
- (2) Sri Chandan Kumar Saha - Brother
- (3) Sri Prabir Kumar Saha - Brother

WHEREAS one 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, became the owners Land measuring 1.5 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri each having undivided 1/3<sup>rd</sup> share having permanent heritable and transferable right title and interest therein

**And**

That aforesaid 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha executed one Registered Development Power of Attorney, executed on 17/12/2021 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in same office in Book No-I, as Being No. I-10383 for the year 2021 in favour of one of the NEW WORLD CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty, 2) Smt Gitashri Ganguly, Wife of Sri Subrata Ganguly, 3) Smt Rita Chakraborty, Wife of Sri Goutam Chakraborty 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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And

Thereafter the aforesaid 1) Smt Shipra Saha, 2) Sri Thushar Kanti Saha, 3) Smt Moumita Koner Gifted and transferred of Land measuring 6 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha, by virtue of one Registered Deed of Gift, executed on 11/01/2023 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in same office in Book No-I, Volume No.0711 at Page No.11346 to 11364 as Being No. I-225 for the year 2023.

By virtue of aforesaid Gift & Inheritance 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha became the owners of Land measuring 9 decimals, recorded in RS Khatian No.392/1, RS Plot No.347, Mouza Dabgram, Sheet No.14, J.L. No.02, Pargana Baikunthapur, Ward No.34 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri, having permanent heritable and transferable right title and interest therein

2) DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 9 decimals, recorded in RS Khatian No.392/1 and LR Khatian No.360, 359, 362 and 361, RS Plot No.347 and LR Plot No.472, Mouza Dabgram, Sheet No.14 and LR Sheet No.153, J.L. No.02, Pargana Baikunthapur, Ward No.34 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri within the State of West Bengal

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land and house of Chandan Saha.  
SOUTH : By 24 Ft. wide Satsang Ashram Road.  
EAST : By Land and house of Srikrishna Sahani.  
WEST : By Land and house of Dipak Das.

OPINION:-

- 01.I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha has acquired a valid clear and marketable title to the property and the said property is free from all encumbrances/ 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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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 been paid Up-to-date Rent i.e. for the period of B.S.1431 (Corresponding to the year of 2024-2024).
06. It is certified that 1) Sri Chittaranjan Saha, 2) Sri Chandan Kumar Saha, 3) Sri Prabir Kumar Saha are the absolute jointly owner-in-possession of Land measuring 9 decimal (Since the classification of the Land is Danga) and they have a good marketable and saleable right title and interest over the aforesaid Property.

3) PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Registered Title Deed of Sale Being No. I-6973 for the year 1983- Xerox
- Registered Title Deed of Gift, Being No. I-292 for the year 2019- Xerox
- Registered Title Deed of Gift, Being No. I-225, Date 11/01/2023 - Xerox
- LR Khatian No. 360, 359, 362 in the name of Sri Chittaranjan Saha, Sri Chandan Kumar Saha and Sri Prabir Kumar Saha- Xerox
- Searching Receipts - Original
- One Agreement for Development- Xerox
- One Development Power of Attorney - Xerox

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

//END//

