

Debasish Chakraborty
B. COM, LL.B.
ADVOCATE

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, Hakimpura
P.O. : Siliguri, Dist. : Darjeeling
Near Camp Exchange Office
Pin Code No. : 734001
Phone : 0351-2538232 (R)
Mobile : 99331-57415

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

Ref. No.

Date .. 12-04-2024

TO WHOM IT MAY CONCERN

SUBJECT:- Searching of Title in the name of Smt Dolly Gupta, D/o Sri Vidyanand Gupta, residing of Lala Busty (Rabindra Nagar), Post Office and Police Station Bagdogra, District Darjeeling, within the State of West Bengal.

I, being forwarded with the Xerox copy of Title Deed of Sale Being No.I-7714, Dated 14/08/2013 in the name of Smt Dolly Gupta, D/o Sri Vidyanand Gupta along with the relevant papers for effecting search in respect to the property, which has been acquired by Smt Dolly Gupta.

I have conducted searches of the above property for the period of 2013-2024 at the Office of the Additional District Sub-Registrar at Siliguri, District Darjeeling and Additional District Sub-Registrar at Siliguri II at Bagdogra, District Darjeeling and also Office of the Land & Land Reform Office Matigara, District Darjeeling, It could be ascertained that she is 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 she have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and she is 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 1) Smt Dhemchiswari Singha @ Dhemeshwari Singha @ Sarajani Singha, Wife of Sri Rajen Singha & D/o Late Dhanswar Singha, 2) Smt Temchiwari Singha @ Temeswari Singha @ Nirubala Singha, Wife of Sri Suren Singha & D/o Late Dhanswar Singha and 3) Smt Bishaka Singha @ Bishuya Singha, Wife of Late Jagadish & D/o Late Dhanswar Singha was the jointly owner of Land measuring 08 Katha or 13 Decimals, recorded in RS Khatian No.245 & LR Hhatian No.245, 145, 109, 98, in RS Plot No.307 & LR Plot No.330, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling

Thereafter the aforesaid 1) Smt Dhemchiswari Singha @ Dhemeshwari Singha @ Sarajani Singha, Wife of Sri Rajen Singha & D/o Late Dhanswar Singha, 2) Smt Temchiwari Singha @ Temeswari Singha @ Nirubala Singha, Wife of Sri Suren Singha & D/o Late Dhanswar Singha and 3) Smt Bishaka Singha @ Bishuya Singha, Wife of Late Jagadish & D/o Late Dhanswar Singha, sold and transferred of Land measuring 08 Katha or 13 Decimals, recorded in RS Khatian No.245 & LR Hhatian No.245, 145, 109, 98, in RS Plot No.307 & LR Plot No.330, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling to and in favour of Smt Dolly Gupta, D/o Sri Vidyanand Gupta, residing of Lala Busty (Rabindra Nagar), Post Office and Police Station Bagdogra, District Darjeeling by virtue of one Registered Deed of Sale, executed by 1) Smt Dhemchiswari Singha @ Dhemeshwari Singha @ Sarajani Singha, 2) Smt Temchiwari Singha @ Temeswari Singha @ Nirubala Singha and 3) Smt Bishaka Singha @ Bishuya Singha (Through his Constituted Attorney Sri Harish Chandra Roy Basunia, Son of Late Gaurhari Roy Basunia vide General Power of Attorney Being No.IV-0714, for the year 2013 and registered at office of the Additional District Sub Registrar Siliguri, District Darjeeling) on 14/08/2013 and registered at the office of the Additional District Sub Registrar, Siliguri II at Bagdogra, District Darjeeling and recorded in same office in Book No-I, CD Volume No.18, Page No.1421 to 1437 as Being No. I-07714 for the year 2013

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Date

(3)

That by virtue of aforesaid Smt Dolly Gupta, D/o Sri Vidyanand Gupta, became the sole, absolute and executive owner of Land measuring 08 Katha or 13 Decimals, recorded in RS Khatian No.245 & LR Hhatian No.245, 145, 109, 98, in RS Plot No.307 & LR Plot No.330, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid Smt Dolly Gupta, D/o Sri Vidyanand Gupta, recorded land measuring 13 Decimals in LR Plot No.330 (Rupni), in LR Khatian No.7478, J.L. No.103, Mouza Bairatisal, Police Station Matigara, District Darjeeling from Office of the Block Land and Land Reform Office, Matigara, District Darjeeling.

WHEREAS "M/S MAMTA BUILDCON" a Proprietorship firm, represented by its Proprietor of Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta agreed to Develop the abovementioned in Land measuring 08 Katha or 13 Decimals, recorded in RS Khatian No.245 & LR Hhatian No.245, 145, 109, 98 and New LR Khatian No.7478 in RS Plot No.307 & LR Plot No.330, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling both party enter into one Registered Deed of Agreement for Development and registered at the office of the Additional District Sub Registrar, Siliguri II at Bagdogra, District Darjeeling and recorded in Book No. I, as Being No. I-0990 for the year 2023 between Developers by "M/S MAMTA BUILDCON" a Proprietorship firm, represented by its Proprietor of Mrs. Mamta Prasad (Developers) and was also executed by Smt Dolly Gupta, D/o Sri Vidyanand Gupta for entering into one agreement with the intending purchasers

DESCRIPTION OF LAND :

ALL THAT PIECE OR PARCEL OF Vacant Land measuring 08 Katha or 13 Decimals, recorded in RS Khatian No.245 & LR Hhatian No.245, 145, 109, 98 and New LR Khatian No.7478 in RS Plot No.307 & LR Plot No.330, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling within the State of West Bengal.



Date

(4)

LAND IS BUTTED AND BOUNDED AS FOLLOWS

NORTH: By Land of Ram Chran Singh,
SOUTH: By 30 Ft. wide metal Road.
EAST: By Land of Ranjit Roy,
WEST: By Land of Ratan Lal Agawral & others.

04.OPINION :

01. I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by Smt Dolly Gupta, D/o Sri Vidyanand Gupta, Within the State of West Bengal, after being purchased through a Deed of Sale as Being No.I-7714, Dated 14/08/2013 ,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.
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 Gram Panchyat or any other authority or by any scheme of alignment of the Gram Panchyat. 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 have been paid up-to date for the period of B.S.1430 (Corresponding to the year of 2024-2025).



Date 12-1-2024

(5)

06. It is certified that Smt Dolly Gupta, D/o Sri Vidyanand Gupta, is the absolute owner-in-possession of Land measuring 13 decimals (Since the classification of the Land is Rupni) and he has a good marketable and saleable right title and interest over the aforesaid Property.

PARTICULARS OF DOCUMENTS EXAMINED BY ME:

- Original Registered Title Deed of Sale Being No.I-7714, Date 14/08/2013 in the name of Smt Dolly Gupta, D/o Sri Vidyanand Gupta - Xerox.
- Searching Receipts.
- Copy of the New L.R. Khatian No.7478 in the name of Smt Dolly Gupta
- One Agreement for Development- Xerox

Yours Faithfully,

Debasish Chakraborty

(Debasish Chakraborty)
Advocate, Siliguri.



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