

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-Cmp. Exchange Office
Pin Code No. : 734002
Phone : 0354-2908292 (R)
Mobile : 99-11-67415

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 Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta, residing of Kusum Bihar, Road No.7/C Asha Morhabadi Baialu, Post Office and Police Station and District Ranchi (Jarkhand) Pin 834009.

I, being forwarded with the Xerox copy of Title Deed of Sale Being No.I-6803, Dated 23/08/2023 and Deed of Declaration, Being No. I-0370 Dated 01/09/2023 in the name of Mamta Prasad, Wife of Sri Birendra Prasad Gupta along with the relevant papers for effecting search in respect to the property, which has been acquired by Mrs. Mamta Prasad.

I have conducted searches of the above property for the period of 2023-2024 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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No.

Date

(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Smt Sutapa Mitra (Neogi), Wife of Sri Samir Kumar Mitra and Smt Swapna Neogi (Ghosh), Wife of Sri Susanta Neogi was the joint owner of Land measuring 3.75 Katha or 6 Decimals, recorded in LR Hhatian No.6260 & 6261, in RS Plot No.308 & LR Plot No.320, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling

Thereafter the aforesaid Smt Sutapa Mitra (Neogi), Wife of Sri Samir Kumar Mitra and Smt Swapna Neogi (Ghosh), so'd and transferred of Land measuring 3.75 Katha or 6 Decimals, recorded in LR Hhatian No.6260 & 6261, in RS Plot No.308 & LR Plot No.320, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling to and in favour of Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta by virtue of one Registered Deed of Sale, executed on 23/08/2023 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.0403, Page No.134955 to 132969 as Being No. I-06803 for the year 2023

That the Smt Sutapa Mitra (Neogi), Wife of Sri Samir Kumar Mitra and Smt Swapna Neogi (Ghosh), sold and transferred of Land measuring 3.75 Katha or 6 Decimals, recorded in LR Hhatian No.6260 & 6261, in RS Plot No.308 & LR Plot No.320, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling to and in favour of Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta by virtue of one Registered Deed of Sale, executed on 23/08/2023 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.0403, Page No.134955 to 132969 as Being No. I-06803 for the year 2023 **and** one Registered Deed of Declaration, executed on 01/09/2023 registered at the office of the Additional District Sub Registrar, Siliguri II at Bagdogra, District Darjeeling & recorded in same office in Book No-I, CD Volume No.0403, Page No.5932 to 5946 as Being No. I-0370 for the year 2023.

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(3)

That the aforesaid "Deed of Sale(Conveyance)" as Being No. I-06803 for the year 2023, has been wrongly written /typed as L.R. Plot No.320 in place of L.R. Plot No.332 which is true and correct.

That by virtue of aforesaid Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta, became the sole, absolute and executive owner of Land measuring 3.75 Katha or 6 Decimals, recorded in LR Hhatian No.6260 & 6261, in RS Plot No.308 & LR Plot No.332, 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 Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta, recorded land measuring 0.06 acre in LR Plot No.332 (Rupni), in LR Khatian No.7888, J.L. No.103, Mouza Bairatisal, Police Station Matigara, District Darjeeling from Office of the Block Land and Land Reform Office, Matigara, District Darjeeling and as per L.R. Khatian No.7888 in LR Plot No.332 the abovementioned Land measuring 0.06 acre is converted now in to Non-Agriculture(Bastu) under Section 4C of West Bengal Land Reform Act 1955 with effect from 22/09/2023 vide Memo No.6460/BLLRO-MTG/23, issued by Black Land and Land Reform Office at Matigara, District Darjeeling.

DESCRIPTION OF LAND :

ALL THAT PIECE OR PARCEL OF Vacant Land measuring 3.75 Katha or 6 Decimals, recorded in LR Khatian No.6260 & 6261 and New LR Khatian No.7888, in RS Plot No.308 Corresponding to LR Plot No.332, Mouza Bairatisal, J.L. No.70, Pargana Patharghata, Police Station Matigara, District Darjeeling within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS

NORTH: By Land and house of Promod Rai and Anita Rai,
SOUTH: By land of Doli Gupta.
EAST: By Land of Pramila Roy and others,
WEST: By Land of Chitta Ranjan Mondal.

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(4)

04.OPINION :

01. I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta, Within the State of West Bengal, after being purchased through a Deed of Sale as Being No.I-6803, Dated 23/08/2023 and Deed of Declaration, Being No. I-0370 Dated 01/09/2023, 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).

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Date 12-4-2024

(5)

06. It is certified that Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta, is the absolute owner-in-possession of Land measuring 0.06 acre (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:

- One Registered Title Deed of Sale Being No.I-6803, Dated 23/08/2023 in the name of Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta – Xerox.
- One Registered Deed of Declaration, Being No. I-0370 Dated 01/09/2023 in the name of Mrs. Mamta Prasad, Wife of Sri Birendra Prasad Gupta – Xerox
- Searching Receipts.
- Copy of the New L.R. Khatian No.7888 in the name of Mrs. Mamta Prasad– Xerox
- Certificate for Conversion of land vide Memo No.6460/BLLRO-MTG/23, Date 22/09/2023 in the name of Mamta Prasad– Xerox

Yours Faithfully,

Debasish Chakraborty

(Debasish Chakraborty)
Advocate, Siliguri.



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