

TULSI CHHETRI, B.A.L.L.B, LL.B.
Advocate

Chamber -
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Upper Bagdogra,
P.O. & P.S. Bagdogra
Dist. Darjeeling
Mobile: 9002203453.

Ref:

Date : 21.12.2023

TO WHOM IT MAY CONCERN

Sub: Detailed Report on Title in respect of landed property owned and possessed by M/S. MSL INDIA, having its office at Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling.

SEARCH CUM NON-ENCUMBRANCE REPORT.

I, Tulsi Chhetri, Advocate/Siliguri, conducted a search work in respect of a landed property owned and possessed by "M/S. MSL INDIA" (PAN – ABBFM8647H) a partnership firm, having its office at Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin No. 734002, in the State of West Bengal, represented by one of its partner namely - SRI RAJESH CHETRI (PAN - ABOPC3990N) S/O PADAM BAHADUR CHETRI, residing at Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin No. 734002, in the State of West Bengal. Besides that I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar Siliguri - II at Bagdogra for the period of 1997-2023 (up-to date). I have also conducted the search in the Court of the Ld. Civil Judge (Junior Division) and in the Court of the Ld. Civil Judge (Senior Division) at Siliguri and inspected the documents issued by other concerned offices and I submit my report on the basis of documents and records available as follows:-

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1. DESCRIPTION OF DOCUMENTS EXAMINED BY ME:

1. Certified copy of **DEED OF CONVEYANCE** of an **area measuring = 15 Kathas** which was executed by **1. Sri Sudip Das S/O Shri Subhas Das and, 2. Shri Raj Kumar Gupta S/O Shri Jagadish Prasad Gupta** of Subhaspally and S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling in favour of **SHRI HASTA BAHADUR GURUNG**, by virtue of a registered **Sale Deed being document No. I – 77/1998**, Executed at the office of the A.D.S.R. Siliguri, Sub – Division – Siliguri, Dist. Darjeeling **which is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV – 755/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

2. Certified copy of **DEED OF CONVEYANCE** of an **area measuring = 10 Kathas**, which was executed by **1. Sri Sudip Das S/O Shri Subhas Das and 2. Shri Raj Kumar Gupta S/O Shri Jagadish Prasad Gupta** of Subhaspally and S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling in favour of **SHRI DAMBAR BAHADUR GURUNG**, by Virtue of a registered **Sale Deed being document No. I – 4873/1997**, registered at the office of the A.D.S.R. Siliguri, Sub – Division – Siliguri, Dist. Darjeeling **which was/is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV – 756/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

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3. Certified copy of **DEED OF CONVEYANCE** of an **area measuring = 5 Kathas**, which was executed by **Shri Raj Kumar Gupta** S/O Shri Jagadish Prasad Gupta of Subhaspally and S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling in favour of **SHRI Bijay Kumar Gurung** by Virtue of a registered **Sale Deed being document No. I – 4043/1997**, registered at the office of the A.D.S.R. Siliguri, Sub – Division – Siliguri, Dist. Darjeeling **which was supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV – 736/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

4. Whereas, after the death of the said **SHRI Bijay Kumar Gurung** his only son and legal heir **SHRI KARMA YALMO (GURUNG)** inherited the said property and being in need of fund to invest the same in some profitable business decided to sell out his land area measuring = 5 Kathas to and in favour of one **M/S MSL INDIA**”, Hence, **SHRI KARMA YALMO (GURUNG)** executed a Sale Deed in favour of **M/S. MSL INDIA**” and the same has been registered at the office of Addl. District Sub- Registrar Siliguri - II at Bagdogra, District Darjeeling vide Deed of Sale being No. 4821, for the year 2016.

5. Certified copy of **DEED OF CONVEYANCE** of an **area measuring = 5 Kathas**, which was executed by **Shri Raj Kumar Gupta** S/O Shri Jagadish Prasad Gupta of Subhaspally and S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling in favour of **SHRI AJAY KUMAR GURUNG** by Virtue of a registered **Sale Deed being document No. I – 3921/1997**, Executed at the office of the A.D.S.R. Siliguri, Sub – Division – Siliguri, Dist. Darjeeling **which was/is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV – 737/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri – II at Bagdogra, Sub – Division Siliguri, Dist. Darjeeling.

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6. An original **DEED OF CONVEYANCE** of an area measuring = 30 Kathas which was executed by 1. Shri Hasta Bahadur Gurung, son of Late C.B. Gurung, 2. Shri Dambar Bahadur Gurung son of Late C.B. Gurung, 3. Shri Karma Yalmo (Gurung), son of Late Bijay Gurung and 4. Shri Ajay Kumar Gurung, son of Shri D.B. Gurung, in favour of "M/S MSL INDIA", represented by one of its partner namely SRI RAJESH CHETRI of Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin No. 734002, in the State of West Bengal and the said **DEED OF CONVEYANCE** was presented for registration vide Serial No/Year. 5232/2016 and being document No. I - 4821/2016, Executed at the office of the ADSR Siliguri - II at Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling.
7. Photocopy of **CERTIFICATE OF CONVERSION**, vide case No. CN/2020/0401/287, applied by "M/S. MSL INDIA", of Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling.
8. Photocopy of Khatian in the name of M/S. MSL INDIA being No. L.R.- 2614, in Mouza - Shishabari, J.L. No.41.
9. Photocopy of Land Tax receipt amounting to Rs. 632/- (Rupees Six Hundred and Thirty Two) **Only** in the name of M/S. MSL INDIA against Khatian No. 2614, L.R. Plot No. 150,154,155,159 & 162(P), area measuring = 30 Kathas, under Mouza - Shishabari, J.L. No. 41.
10. Photocopy of panchayat tax issued by Champasari Gram Panchayat to M/S. MSL INDIA for tax on land for the period 2023-2024 vide receipt no. 849, M.R. Code - 04010271.

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11. Photocopy of the search report issued by the A.D.S.R Bagdogra for the years 2016- 2023 for M/S. MSL INDIA.

12. Information issued by the Court of the Ld. Civil Judge (Junior Division) and in the Court of the Ld. Civil Judge (Senior Division) at Siliguri with respect to the plot of land area measuring = 30 Kathas, with respect to R.S. Plot No. 65, 66, 69 & 95(P) corresponding to L.R. Plot No. 150,154,155,159 & 162(P), located in Mouza - Shishabari, J.L. No. 41, recorded in Khatian No. 2614, within the Jurisdiction of P.S. Pradhan Nagar, Dist Darjeeling.

1. PARTICULARS OF PROPERTY RELEVANT TO SEARCH :-

All that piece or parcel of land measuring = 30 Kathas, appertaining to R.S. Plot No. 65, 66, 69 & 95(P) corresponding to L.R. Plot No. 150,154,155,159 & 162(P), recorded under Khatian No. 2614, situated within Mouza - Shishabari, J.L. No.41, under Champasari Gram Panchayat, within jurisdiction of Police Station - Pradhan Nagar, District Darjeeling.

The said demised land is butted and bounded as follows:-

- North: 20 Ft. Wide Kutcha Road.
South: 20 Ft. Wide Kutcha Road.
East : Land of T.B. Gurung & Land of Dambar Bahadur Gurung.
West : Land of Rohit Gurung & Land of Durga Devi.

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2. REPORT OF DEVOLUTION ON TITLE:-

WHEREAS 1. Shri Hasta Bahadur Gurung, 2. Shri Dambar Bahadur Gurung 3. Shri Karma Yalmo (Gurung) and 4. Shri Ajay Kumar Gurung, were the absolute recorded owners of land measuring = 30 Kathas with respect to R.S. Plot Nos. 65, 66, 69 & 95(P), corresponding to L.R. Plot Nos. 150,154,155,159 & 162(P), recorded under Khatian No. 2614, situated within Mouza - Shishabari, J.L. No.41, under Champasari Gram Panchayat, within jurisdiction of Police Station - Pradhan Nagar, Dist. Darjeeling possessing and enjoying the said plot of land having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owners of the said land and having the possession thereof, the above said owners Shri Hasta Bahadur Gurung & 3 Others, sold out and transferred jointly a said land of an area measuring = 30 Kathas to and in favour of M/S. MSL INDIA and the same was registered in the office of Addl. Dist. Sub-Registrar Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling, recorded in Book No. I, being document No. 4821, for the year 2016.

Whereas, the abovenamed Vendors being in need of fund to invest the same in some profitable business decided to sell out the said plot of land area measuring 30 Kathas to and in favour of M/S. MSL INDIA represented by one of its partner namely SRI RAJESH CHETRI of Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling. Hence, Shri Hasta Bahadur Gurung & 3 Others, executed a Sale Deed in favour of M/S. MSL INDIA and the same has been registered at the office of Addl. District Sub- Registrar Siliguri - II at Bagdogra, District Darjeeling vide Deed of Sale being No. I – 4821, for the year 2023.

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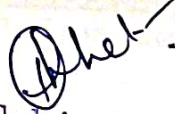
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OPINION

- a) On perusal the documents and records available and conducting searching in the concerned offices, it may be certified that the title of the aforesaid land measuring = 30 Kathas owned and possessed by M/S. MSL INDIA is free from all encumbrances and charges like gift, will, mortgage, lease, contract for sale with any person or persons or body and is clear and marketable.
- b) It is certified that said plot of land is also not the subject of any litigation, acquisition or requisition and is also not hit by the restriction of the West Bengal Land Ceiling Act.
- c) It is further certified that the said plot of land stands good, fair and marketable in the name of the present owner - M/S. MSL INDIA and is not in a security for any mortgage for securing loan or for any other purpose.

Yours faithfully,


Tulsi Chhetri
Advocate/Siliguri
Enrollment. No. F/15/1050/2020