

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, Hakimpara
P.O.: Siliguri, Dist.: Darjeeling
Near-Emp. Exchange Office
Pin Code No. : 734001
Phone : 0353-2538292 (R)
Mobile : 99331-57415

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

Ref. No.

Date 28-12-2023

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, residing at 39, Rashbehari Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling and 1) Sri Sanjib Pyne, Son of Late Himadri Pyne and 2) Sri Chiranjit Pyne, Son of Late Himadri Pyne, residing at Subhas Pally, Post Office & Police Station Siliguri, District Darjeeling within the State of West Bengal.

I, being forwarded with the Xerox copy of one registered Title Deed of Sale, Being No.I-1884, Date 11/08/2021 in the name of Sri Hara Kumar Roy, Son of Prahar Singh Roy along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Koustav Dey, Sri Subrata Sarkar and Sri Sanjib Pyne, Sri Chiranjit Pyne

I have conducted searches of the above property for the period of 1993-2023 at the Office of the Additional District Sub-Registrar at Siliguri, District Darjeeling and also made enquiries at the Office of the Block Land and Land Reform Office at Siliguri, District Darjeeling, 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: -



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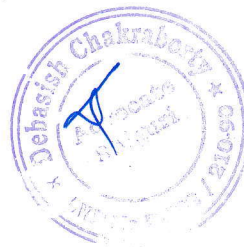
(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Sri Tapan Nandy, Son of Late Narendri Nath Nandy, was the owner of Land measuring 0.0557 acre in RS Plot No.6521, recorded in RS Khatian No.3939, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Gift, executed on 12/01/1983 and registered at the office of the Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.13 at Page No.75 to 83 as Being No. I-302 for the year 1983.

Thereafter the aforesaid Sri Biswarup Ghosh and Sri Agnirup Ghosh, both are Son of Late Samarendra Narayan Ghosh, sold and transferred Land measuring 0.0557 acre in RS Plot No.6521, recorded in RS Khatian No.3939, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling to and in favour of 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, by virtue of one Registered Deed of Sale, executed on 11/08/2021 and registered at the office of the Additional District Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, Volume No.0402 at Page No.78101 to 78125 as Being No. I-01884 for the year 2021.

That by virtue of aforesaid purchase 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, became the sole, absolute and executive joint owner of Land measuring 0.0557 acre in RS Plot No.6521, recorded in RS Khatian No.3939, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling having permanent heritable and transferable right title and interest therein



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And

WHEREAS one 1) Sri Sanjib Pyne, Son of Late Him adri Pyne and 2) Sri Chiranjit Pyne, Son of Late Himadri Pyne was the owner of Land measuring 0.04 acre in RS Plot No.6521, recorded in RS Khatian No.3939, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling

And

That aforesaid 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, 3) Sri Sanjib Pyne, Son of Late Himadri Pyne and 4) Sri Chiranjit Pyne, Son of Late Himadri Pyne executed one registered Development Agreement and another Registered General Power of Attorney in favour of one of the M/S. SIDDHI VINAYAK CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar 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.

WHEREAS M/S. SIDDHI VINAYAK CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar agreed to Develop the abovementioned in Land measuring $(0.0557 + 0.04) = 0.0957$ acres in RS Plot No.6521, recorded in RS Khatian No.3939, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, 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, Dist Darjeeling and recorded in Book No. I, as Being No. I-1714 for the year 2022 between Developers by M/S. SIDDHI VINAYAK CONSTRUCTION a partnership firm, represented in these presents by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar (Developers) and was also executed by 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, 3) Sri Sanjib Pyne, Son of Late Himadri Pyne and 4) Sri Chiranjit Pyne, Son of Late Himadri Pyne for entering into one agreement with the intending purchasers



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DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring $(0.0557 + 0.04) = 0.0957$ acres in RS Plot No.6521, recorded in RS Khatian No.3939, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling within the State of West Bengal

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land and house of Ranjit Ghosh.
SOUTH : By Land of Mr. S. Chanda.
EAST : By 21-6 Ft. wide S.M.C. Road.
WEST : By Green Valley Apartment.

OPINION:-

- 01.I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar after being purchased through a Deed of Sale, Being No.I-1884, Date 11/08/2021 and 1) Sri Sanjib Pyne, Son of Late Himadri Pyne and 2) Sri Chiranjit Pyne, Son of Late Himadri Pyne 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.

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(5)


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 to be paid upto the period of B.S.1430 (Corresponding to the year of 2023-2024).

06. It is certified that Sri Koustav Dey, Sri Subrata Sarkar and Sri Sanjib Pyne, Sri Chiranjit Pyne are the absolute jointly owner-in-possession of Land measuring 0.0957 acre (Since the classification of the Land is Bastu) and they have 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-1884, Date 11/08/2021 in the name of 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar – Xerox.
- Searching Receipts – Original.
- One Agreement for Development– Xerox.
- One General Power of Attorney– Xerox.

Yours Faithfully

(Debasish Chakraborty)
Advocate, Siliguri.



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