

Debasish Chakraborty
B. COM. LL.B.
ADVOCATE

RESIDENCE :
East Vivekananda F ally
Bankim Chandra Road
House No. : 110
P.O.: Rabindra Sarani
P.S.: Bhakti Nagar
Dist.: Jalpaiguri
Near- Post Office

CHAMBER :
Haren Mukherjee 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 23.12.2023.

:- TO WHOM IT MAY CONCERN :-

SUBJECT:- Searching of Title in the name of M/S YASH SHREE DEVELOPERS a Partnership firm having its Principal Business office at Dipti Apartment, Haren Mukherjee Road, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling represented by its partners duly authorized for this purpose Sri Bejendra Agarwal, Son of Motiram Agarwal @ Motilal Agarwal.

I, being forwarded with the Xerox copy of 4(four) Nos. Title Deeds of Sale Being No I-3329, Being No I-3330, Being No I-3331 and Being No I-3332, all Dated 30/10/2021 in the name of M/S YASH SHREE DEVELOPERS a Partnership firm represented by its partners duly authorized for this purpose Sri Bejendra Agarwal, along with the relevant papers for effecting search in respect to the property, which has been acquired by M/S YASH SHREE DEVELOPERS a Partnership firm.

I have conducted searches of the above property for the period of 2021-2023 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 M/S YASH SHREE DEVELOPERS a Partnership firm having its Principal Business office at Dipti Apartment, Haren Mukherjee Road, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling represented by its partners duly authorized for this purpose Sri Bejendra Agarwal, Son of Motiram Agarwal @ Motilal Agarwal, was the owner of Land measuring 8.072 Decimals in RS Plot No.689, recorded in RS Khatian No.467, JL No.110(88), Mouza Siliguri, Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale, executed by Smt Manju Agarwal, Daughter of Phulchand Agarwal and Wife of Gopal Chandra Agarwal and registered at the office of the Additional District Sub Registrar, Siliguri, Dist Darjeeling and recorded in Book No. I, Volume No.0402-2021, Page No.131865 to 131884 as Being No. I-03329 for the year 2021.

AND

WHEREAS one M/S YASH SHREE DEVELOPERS a Partnership firm having its Principal Business office at Dipti Apartment, Haren Mukherjee Road, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling represented by its partners duly authorized for this purpose Sri Bejendra Agarwal, Son of Motiram Agarwal @ Motilal Agarwal, was the owner of Land measuring 8.072 Decimals in RS Plot No.689, recorded in RS Khatian No.467, JL No.110(88), Mouza Siliguri, Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale, executed by a Sri Ashok Kumar Agarwal, Son of Phulchand Agarwal and registered at the office of the Additional District Sub Registrar, Siliguri, Dist Darjeeling and recorded in Book No. I, Volume No.0402-2021, Page No.131945 to 131964 as Being No. I-03330 for the year 2021

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(3)

AND

WHEREAS one M/S YASH SHREE DEVELOPERS a Partnership firm having its Principal Business office at Dipti Apartment, Haren Mukherjee Road, Hakimpura, Post Office & Police Station Siliguri, District Darjeeling represented by its partners duly authorized for this purpose Sri Bejendra Agarwal, Son of Motiram Agarwal @ Motilal Agarwal, was the owner of Land measuring 8.072 Decimals in RS Plot No.689, recorded in RS Khatian No.467, JL No.110(88), Mouza Siliguri, Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale, executed by a Sri Shyam Sunder Bansal, Son of Phulchand Agarwal and registered at the office of the Additional District Sub Registrar, Siliguri, Dist Darjeeling and recorded in Book No. I, Volume No.0402-2021, Page No.131965 to 131984 as Being No. I-03331 for the year 2021

AND

WHEREAS one M/S YASH SHREE DEVELOPERS a Partnership firm having its Principal Business office at Dipti Apartment, Haren Mukherjee Road, Hakimpura, Post Office & Police Station Siliguri, District Darjeeling represented by its partners duly authorized for this purpose Sri Bejendra Agarwal, Son of Motiram Agarwal @ Motilal Agarwal, was the owner of Land measuring 8.072 Decimals in RS Plot No.689, recorded in RS Khatian No.467, JL No.110(88), Mouza Siliguri, Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale, executed by a Sri Bijay Kumar Bansal, Son of Phulchand Agarwal and registered at the office of the Additional District Sub Registrar, Siliguri, Dist Darjeeling and recorded in Book No. I, Volume No.0402-2021, Page No.131985 to 132004 as Being No. I-03332 for the year 2021

By virtue of the aforesaid purchase, M/S YASH SHREE DEVELOPERS a Partnership firm, became the absolute owner of Land measuring (8.072 + 8.072 + 8.072 + 8.072 Decimals) in total Land measuring 32.288 Decimals or 19 Katha 09 Chattak 04 Sq.Ft. in RS Plot No.689, recorded in RS Khatian No.467, JL No.110(88), Mouza Siliguri, Pargana Baikunthapur, Police Station Siliguri, District Darjeeling having permanent heritable and transferable right title and interest therein



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DESCRIPTION OF LANDS:-

All that Piece or Parcel of Land measuring (8.072 + 8.072 + 8.072 + 8.072 Decimals) in total Land measuring 32.288 Decimals or 19 Katha 09 Chattak 04 Sq.Ft. in RS Plot No.689, recorded in RS Khatian No.467, JL No.110(88), Mouza Siliguri, Pargana Baikunthapur, Police Station Siliguri, District Darjeeling within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land of Krishna Hari Sharma.
SOUTH : By 18 Ft. Wide S.M.C. Road.
EAST : By Land of Krishna Hari Sharma & M.R. Sharma.
WEST : By 24 Ft. Wide S.M.C. Road.

OPINION:-

01. During scrutiny of the documents placed before me and so far as could be ascertained from the documents made available to me in course of search, I opine that the Title of the aforesaid Land in clause-2 owned and possessed M/S YASH SHREE DEVELOPERS a Partnership firm, after being purchased through a registered Title Deeds of Sale, Being No I-3329, Being No I-3330, Being No I-3331 and Being No I-3332, all Dated 30/10/2021, has acquired a valid clear and marketable title to the property and the said property is free from all encumbrances and attachment.
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.



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(5)

05. I have made necessary enquiries from the respective authorities and certify that the said property is not affected by any acquisition of the Panchyat or any other authority or by any scheme of alignment of the Corporation/ 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 has to be paid upto the period of B.S.1430 (Corresponding to the year of 2023-2024).

06. It is certified that M/S YASH SHREE DEVELOPERS a Partnership firm, are the absolute owner-in-possession of land 19 Katha 09 Chattak 04 Sq.Ft. (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:-

- Four Nos. Registered Title Deeds of Sale, Being No I-3329, Being No I-3330, Being No I-3331 and Being No I-3332, all Dated 30/10/2021 in the name of M/S YASH SHREE DEVELOPERS a Partnership firm - Xerox.
- Searching Receipts - Original.

Yours faithfully,

(Debasish Chakraborty)
Advocate, Siliguri



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