

Date 26/07/2024

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of Sri Benu Saha, Son of Late Suren Saha, resident of Hakimpura, Shanti More, Swamiji Sarani, Post Office and Police Station Siliguri, District Darjeeling, Pin-734001, within the State of West Bengal

I, being forwarded with the Xerox copy of One Title Deed of Sale, Being No.I-1178, Date 31/03/2017 in the name of Sri Benu Saha, Son of Late Suren Saha along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Benu Saha.

I have conducted searches of the above property for the period of 2017-2024 at the Office of the District Sub-Registrar at Jalpaiguri, District Jalpaiguri and Additional District Sub-Registrar at Jalpaiguri and Rajganj, District Jalpaiguri and Office of the Additional District Sub-Registrar at Bhaktinagar, District Jalpaiguri, and also Office of the Land & Land Reform Office Rajganj, District Jalpaiguri, It could be ascertained that he 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 he have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and he 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: -

1. REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Smt Sharada Pradhan @ Sarda Pradhan, Wife of Dinesh Pradhan, was the owner of Land measuring 5 Katha of land in Sabak Khatian No.193/1 & 197 now RS Khatian No.622 in RS Plot No.472, RS Sheet No.08, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri by virtue of one Registered Deed of Sale, executed on 25/04/1984 and registered at the office of the Sadar Joint Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in Book No. I, as Being No. I-1945 for the year 1984.



Contd...Pg/2

(2)

Thereafter the aforesaid Smt Sharada Pradhan @ Sarda Pradhan, Wife of Dinesh Pradhan, sold and transferred Land measuring 2.5 Katha or 02 Katha 08 Chattak of land in Sabak Khatian No.193/1 & 197 now RS Khatian No.622 in RS Plot No.472, RS Sheet No.08, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri to and in favour of Sri Benu Saha, Son of Late Suren Saha, by virtue of one Registered Deed of Sale, executed on 31/03/2017 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in Book No. I, as Volume No.0711 at Page No.28974 to 29002 as Being No. I-01178 for the year 2017.

That by virtue of aforesaid purchase Sri Benu Saha, Son of Late Suren Saha, became the sole, absolute and executive owner of Land measuring 2.5 Katha or 02 Katha 08 Chattak of land in Sabak Khatian No.193/1 & 197 now RS Khatian No.622 in RS Plot No.472, RS Sheet No.08, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid Sri Benu Saha, Son of Late Suren Saha, being the owner of Land measuring 0.0412 acre recorded the aforesaid Land in LR Plot No.72(Sahari) in LR Khatian No.196, Mouza Dabgram, LR Sheet No.37, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

2. DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 2.5 Katha or 02 Katha 08 Chattak of land in Sabak Khatian No.193/1 & 197 now RS Khatian No.622 corresponding to LR Khatian No.196 in RS Plot No.472 corresponding to LR Plot No.72, RS Sheet No.08, LR Sheet No.37, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land of Tulu Saha.
SOUTH : By Land of Kishore Laljee.
EAST : By Land of Baneswari Debi.
WEST : By 20 Ft. wide Pucca Road.

OPINION:-

01.I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by Sri Benu Saha, Son of Late Suren Saha, after being purchased through a Deed of Sale, Being No.I-1178, Date 31/03/2017, 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.

(3)

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 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 have been paid up-to date for the period of B.S.1431 (Corresponding to the year of 2024-2025).

06.It is certified that Sri Benu Saha, Son of Late Suren Saha are the absolute owner-in-possession of Land measuring 02 Katha 08 Chattak (Since the classification of the Land is Agriculture(Sahari) and they have a good marketable and saleable right title and interest over the aforesaid Property.

3. PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Registered Title Deed of Sale, Being No.I-1178, Date 31/03/2017 in the name of Sri Benu Saha, Son of Late Suren Saha, - Xerox.
- Certified Copy of the New L.R. Khatian No.196 in the name of Sri Benu Saha.
- Searching Receipts - Original.

Yours Faithfully,
Kalyan Paul
(Kalyan Paul)
Advocate, Siliguri.

//END//

