

Debasish Chakraborty
B. COM. LLB.
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 :
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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 25.09.2023.

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of UNITY CONSTRUCTIONS a Partnership firm having its office at Naya Busty, Kadamtala, behind Kali Mandir, Champasari Post Office Champasari, Police Station Pradhannagar, District Darjeeling represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur.

I, being forwarded with the Xerox copy of Title Deed of Sale Being No I-3388, Dated 16/07/2004 in the name of UNITY CONSTRUCTIONS a Partnership firm represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur, along with the relevant papers for effecting search in respect to the property, which has been acquired by UNITY CONSTRUCTIONS.

I have conducted searches of the above property for the period of 1993-2001 at the Office of the Additional District Sub-Registrar at Siliguri District Darjeeling and period of 2001-2023 at the Office of the Additional District Sub-Registrar at Siliguri- II at Bagdogra, 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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Ref. No.

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REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Sri Khakar Singha, Son of Late Karaj Kanta Singha, became the absolute the owner of Land measuring 82½ decimals in RS Plot No.228, 243 & 244, recorded in RS Khatian No.7, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri Now Pradhannagar. District Darjeeling by virtue of one Registered Deed of Sale, executed by Monini Kumar Roy, Son of Late Prabasu Roy and registered at the office of the Dist Sub Registrar, Siliguri and recorded in Book No. I, as Being No. I-1202 for the year 1979.

Being owner in such possession said Sri Khakar Singha, Son of Late Karaj Kanta Singha, became the absolute the owner of Land measuring 66 decimals in LR Plot No.389, 401, 402, 403, 395 & 396, recorded in LR Khatian No.31 & 258, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Matigara Now Pradhannagar, District Darjeeling by virtue of one Registered Deed of Gift, executed by 1) Sri Benami Roy, 2) Sri Sunil Roy, 3) Smt Arati Roy, 4) Smt Parbati Roy, 5) Smt Runi Roy, 6) Smt Puni Roy on and registered at the office of the Dist Sub Registrar, Siliguri and recorded in Book No. I, as Being No. I-494 for the year 1997.

Being owner in such possession said Sri Khakar Singha, Son of Late Karaj Kanta Singha, recorded land in LR Khatian No.49, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Matigara Now Pradhannagar, District Darjeeling from Office of the Block Land and Land Reform Office, Matigara, District Darjeeling

Thereafter the aforesaid Sri Khakar Singha, Son of Late Karaj Kanta Singha, sold and transferred Land measuring 59.4 Decimals out of total land measuring 155.5 Decimals in RS Plot Nos.227, 228, 229, 240 & 243 Corresponding to LR Plot Nos.389, 401, 402, 403, & 443, recorded in LR Khatian No.49, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri, Now Pradhannagar, District Darjeeling to and in favour of M/S ARJUN CONSTRUCTION CORPORATION a Partnership firm represented by its partners namely Tushar Malkani, Son of Mahesh Kumar Malkani by virtue of Five Nos. Registered Deeds of Sale and registered at the office of the Additional Dist Sub Registrar, Siliguri -II at Bagdogra, District Darjeeling and recorded in Book No. I, as 1) Being No. I-4622 for the year 2011, 2) Being No. I-5941 for the year 2011, 3) Being No. I-5470 for the year 2011, 4) Being No. I-6930 for the year 2011, and 5) Being No. I-6931 for the year 2011.



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(3)

M/S ARJUN CONSTRUCTION CORPORATION, being the owner of Land in the possession of land measuring 59.4 decimals recorded the aforesaid Land in LR Plots Nos.389, 401, 402, 403, & 443 in LR Khatian No.3520, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri, Now Pradhannagar, District Darjeeling from Office of the Block Land and Land Reform Office Matigara, District Darjeeling

Thereafter the aforesaid M/S ARJUN CONSTRUCTION CORPORATION a Partnership firm represented by its partners namely Sri Hansraj Pamnani, Son of Late S.R. Pamnani, sold and transferred Land measuring 19.85 Decimals in RS Plot No. 243 Corresponding to LR Plot No. 402, recorded in LR Khatian No.3520, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri, Now Pradhannagar, District Darjeeling to and in favour of UNITY CONSTRUCTIONS a Partnership firm represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur by virtue of one Registered Deed of Sale, executed on 07/12/2020 and finally registered on 23/12/2020 and registered at the office of the Additional Dist Sub Registrar, Siliguri -II at Bagdogra, District Darjeeling and recorded in Book No. I, Volume No.0403-2020, Page No.124453 to 124477 as Being No. I-4806 for the year 2020.

AND

Thereafter the aforesaid M/S ARJUN CONSTRUCTION CORPORATION a Partnership firm represented by its partners namely Sri Hansraj Pamnani, Son of Late S.R. Pamnani, sold and transferred Land measuring 21 Decimals in RS Plot No. 243 Corresponding to LR Plot No. 402, recorded in LR Khatian No.3520, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri, Now Pradhannagar, District Darjeeling to and in favour of UNITY CONSTRUCTIONS a Partnership firm represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur by virtue of one Registered Deed of Sale, executed on 07/12/2020 and finally registered on 23/12/2020 and registered at the office of the Additional Dist Sub Registrar, Siliguri -II at Bagdogra, District Darjeeling and recorded in Book No. I, Volume No.0403-2020, Page No.124428 to 124452 as Being No. I-4811 for the year 2020

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(4)

By virtue of the aforesaid purchase, UNITY CONSTRUCTIONS a Partnership firm, became the absolute owner of Land measuring $(19.85 + 21) = 40.85$ decimals in RS Plot No. 243 Corresponding to LR Plot No. 402, recorded in LR Khatian No.3520, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri, Now Pradhannagar, District Darjeeling having permanent heritable and transferable right title and interest therein

UNITY CONSTRUCTIONS a Partnership firm, being the owner of Land in the possession of land measuring $(0.1985 + 0.2100) = 40.85$ decimals recorded the aforesaid Land in LR Plot No. 402 in LR Khatian No.5548 & 5549, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Siliguri, Now Pradhannagar, District Darjeeling from Office of the Block Land and Land Reform Office Matigara, District Darjeeling

DESCRIPTION OF LANDS:-

All that Piece or Parcel of Land measuring $(19.85 + 21) = 40.85$ decimals in RS Plot No.243 Corresponding to LR Plot No.402, recorded in LR Khatian No.3520 and New LR Khatian No.5548 & 5549, JL No.44, Mouza Kalkut, Pargana Patharghata, Police Station Pradhannagar, District Darjeeling within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land of Vendor sold to the Purchaser (Unity Constructions)
SOUTH : By Land of Vendor sold to the Purchaser (Unity Constructions).
EAST : By Land of Vendor sold to the Purchaser (Unity Constructions).
WEST : By Land of Plot No.399.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land of Vendor sold to the Purchaser (Unity Constructions)
SOUTH : By Land of Plot No.443.
EAST : By Land of Vendor sold to the Purchaser (Unity Constructions).
WEST : By Land of Plot No.399.



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(5)

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 UNITY CONSTRUCTIONS a Partnership firm represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur, after being purchased through a registered Title Deeds of Sale, Being No I-4806 and Being No I-4811, both dated 07/12/2020, 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.
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 UNITY CONSTRUCTIONS a Partnership firm represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur, are the absolute owner-in-possession of Land measuring $(19.85 + 21) = 40.85$ decimals (Since the classification of the land is Rupni (Agriculture) and they have a good marketable and saleable right title and interest over the aforesaid Property.

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(6)

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Two Nos. Registered Title Deeds of Sale, Being No I-4806 and Being No I-4811, both dated 07/12/2020 in the name of UNITY CONSTRUCTIONS a Partnership firm represented by its partners namely 1) Sri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal and 2) Sri Bhagwan Thakur, Son of Late Subodh Thakur – Xerox.
- Searching Receipts – Original.



Yours faithfully,
Debasish Chakraborty
(Debasish Chakraborty)
Advocate, Siliguri

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