



Ref. No.

Date **25 FEB 2021**

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TO WHOM IT MAY CONCERN

SEARCHING REPORT AND NON ENCUMBRANCES CERTIFICATE.

Sub: Detailed Report on Title in respect of landed property owned and possessed by "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. SRI SANTOSH KUMAR GUPTA, son of Sri Bhrigu Prasad Gupta and 3. SMT. RINA GUPTA, wife of Sri Santosh Kumar Gupta.

I have pursued and scrutinized the relevant papers and documents available in respect of the landed property owned and possessed by "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. Sri Santosh Kumar Gupta, son of Sri Bhrigu Prasad Gupta and 3. Smt. Rina Gupta, wife of Sri Santosh Kumar Gupta. Besides that I have caused necessary searches in the office of the Dist. Sub-Registrar at Jalpaiguri and Addl. Dist. Sub-Registrar at Rajganj & Bhaktinagar for the period of 2008-2021 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Rajganj Block also in other concerned offices and I submit my reports on the basis of documents and records available as follows: -

1. DESCRIPTION OF DOCUMENTS EXAMINED BY ME: -

- a) Photocopy of registered Deed of Sale dated 17-11-2017 executed by Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy, all are sons Late Chandra Kanta Singh @ Chandra Kanta Roy to and in favour of "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin

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734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. Sri Santosh Kumar Gupta, son of Sri Bhrigu Prasad Gupta and 3. Smt. Rina Gupta, wife of Sri Santosh Kumar Gupta and the same was finally registered on 20-03-2018 in the office of the Addl. Dist. Sub-registrar at Jalpaiguri, recorded in Book No. I, Being Nos. 1959 & 1961 for the year 2018.

- b) Photocopy of registered Deed of Sale dated 11-08-1989 executed by Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy to and in favour of Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No.I, Volume No. 33 at Pages – 195 to 198, Being No. 3631 for the year 1989.
- c) Photocopy of registered Deed of Sale dated 26-09-1984 executed by Sri Tapa Roy, son of Late Arjun Roy to and in favour of Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 37 at Pages – 74 to 78, Being No. 2490 for the year 1981.
- d) Photocopy of Khatian being bearing Khatian No. 908, appertaining to Plot No. 312, 313 & 314, Sheet No.2 of Mouza – Dabgram.

2. PARTICULARS OF PROPERTY RELEVANT TO SEARCH: -

All that piece or parcel of total land measuring 36.30 Katha or 0.60 Acre, recorded in Khatian No. 466/18 (R.S.), 908 (L.R.), included in Plot Nos. 62, 81, 61/339 & 61/342 (R.S.), 312, 313 & 314 (L.R.), situated within Pargana - Baikanthapur, Mouza - DABGRAM, J.L. No. 2, Sheet No. 2 (R.S.) 2 (L.R.), under Dabgram – I Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, Addl. District Sub-Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal.

The aforesaid land is butted and bounded as follows: -

- By the North : Land of Akhil Roy, Sagar Roy & Chaitu Roy
By the South : Land of Radha Kanta Roy
By the East : 28 Feet Wide Road
By the West : Land of Sagar Roy & others.

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3. REPORT OF DEVOLUTION ON TITLE: -

WHEREAS Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy was the absolute owner of the land measuring 0.66 Acre, appertaining to Plot Nos. 62, 81, 61/339 & 63/342, recorded under Khatian No. 466/18, situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 2, Pargana - Baikanthapur, under Dabgram - I Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Tepa Roy, son of Late Arjun Roy on 19-06-1981 and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 37 at Pages - 74 to 78, Being No. 2490 for the year 1981 and they were possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

And whereas the owners of such possession Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy sold and transferred their aforesaid land measuring 0.66 Acre to and in favour of Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh by virtue of a Deed of Sale, executed on 11-08-1989 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 33 at Pages - 195 to 198, Being No. 3631 for the year 1989. By virtue of such Sale Deed Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh acquired the land measuring 0.66 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

And whereas thereafter the above named Chandra Kanta Singh @ Chandra Kanta Roy died intestate on 27-10-1997 leaving behind his four sons namely Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy as his only legal heirs and successors to inherit his aforesaid land measuring 0.66 Acre in equal 1/4th undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

And whereas thus by virtue of inheritance Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy, all are sons Late Chandra Kanta Singh @ Chandra Kanta Roy became the absolute owners of the land measuring 0.66 Acre and they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in addition to their other plot of land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently four separate khatian has been finally published in their names bearing Khatian Nos. 46, 47, 48, 49, appertaining to Plot No. 312, 314 & 313 and others, Sheet No. 02 of Mouza - Dabgram.

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Being the owner of such possession Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy, all are sons Late Chandra Kanta Singh @ Chandra Kanta Roy sold and transferred their aforesaid land measuring 36.30 Katha or 0.60 Acre out of their aforesaid land to and in favour of "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. Sri Santosh Kumar Gupta, son of Sri Bhrigu Prasad Gupta and 3. Smt. Rina Gupta, wife of Sri Santosh Kumar Gupta by virtue of two separate Deed of Sale, executed on 17-11-2017 and the same was finally registered on 20-03-2018 in the office of the Addl. Dist. Sub-registrar at Jalpaiguri, recorded in Book No. I, Being Nos. 1959 & 1961 for the year 2018.

By virtue of such Two Sale Deed "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. Sri Santosh Kumar Gupta, son of Sri Bhrigu Prasad Gupta and 3. Smt. Rina Gupta, wife of Sri Santosh Kumar Gupta acquired the land measuring 36.30 Katha or 0.60 Acre in its khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein and its name has duly been recorded in the Record-Of-Right with respect to its aforesaid land measuring 0.60 Acre in the office of the B.L. & L.R.O. at Rajganj Block and subsequently a separate khatian has been finally published in its name bearing Khatian No. 908, appertaining to Plot No. 312, 313 & 314, Sheet No. 2 of Mouza - Dabgram.

OPINION: -

- (i) On perusal the documents and records available and conducting searching in the concern offices, it may be certified that the title of the aforesaid land measuring 36.30 Katha or 0.60 Acre as mentioned in Clause-2 hereinabove, owned and possessed by "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road,

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P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. Sri Santosh Kumar Gupta, son of Sri Bhrihu Prasad Gupta and 3. Smt. Rina Gupta, wife of Sri Santosh Kumar Gupta as mentioned is free from all encumbrances, clear and marketable.

- (ii) It is certified that neither any acquisition or requisition has been made by the Govt. authority over the aforesaid land nor the same is affected by any scheme of alignment.
- (iii) That there is no such minor's interest is involved over the said property as mentioned in clause - 2 hereinabove.
- (iv) It is certified that the property is SARFAESI compliant.
- (v) It is also certified that the aforesaid land is not affected under any restriction of the Urban Land (Celling and Regulation) Act.
- (vi) It is further certified that "BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. Sri Santosh Kumar Gupta, son of Sri Bhrihu Prasad Gupta and 3. Smt. Rina Gupta, wife of Sri Santosh Kumar Gupta has got saleable and marketable right, title and interest over the aforesaid property as mentioned in Clause-2 hereinabove and the said property is fit to create equitable mortgage U/S 58(f) of the Transfer of Property Act, 1882.

Yours faithfully

Tapash Nandi

(Tapash Nandi)
Advocate/Siliguri

- Encl: -
Search receipt

Tapash Nandi
Advocate/Siliguri



No. REGN AA 075375

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 5572/3346

Date of application..... 19-2-21

Search for the year (s)..... 2008 to 21

Name of office to which the record to be searched or inspected relates del

Name of person or property to be searched D. P. Dabgsam

Nature of document Call

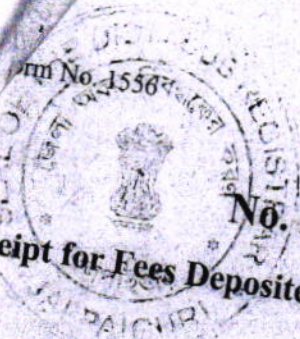
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ---

From whom received T. Mande

Fees paid under Article — Rs. 15/-

- F (1) (i)
- F (2) (ii)
- F (2)

[Signature]
 Registrar of
 Registrar Authorised U/S:7(2)
 of Act XVI of 1908, Jalpaiguri



[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 075376
Receipt for Fees Deposited for Search or Inspection

Serial Number of application 599 + 3397
Date of application 10-2-21
Search for the year (s) 2008 to 21
Name of office to which the record to be searched or inspected relates Reg
Name of person or property to be searched Dabgsam
Nature of document Sale
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 11
From whom received T. Nandee

Fees paid under Article —

- (i)
- (ii)

As 15/ [Signature] [Signature]

Registrar of Jhapaiguri
of Act XVI of 1908, Jhapaiguri

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