

## TO WHOM IT MAY CONCERN

I have gone through the documents produced before me and scrutinized the same lying with **Prime Developers**, a partnership firm having its office at “City Mall Building”, Sevoke Road, P.O. Sevoke Road, P.S. Siliguri, Dist. Darjeeling, in respect of the land measuring 0.198 Acres, situated within Mouza Dabgram, LR Sheet No. 63, J.L. No. 2, recorded in LR Khatian No. 544, in part of LR Plot No. 4, Pargana Baikunthapur, P.S. Bhaktinagar, within the ambit of Ward No. 40 of Siliguri Municipal Corporation, Dist. Jalpaiguri.

On perusal of the documents produced before me, prima-facie, it transpires to me as follows:

### PARTICULARS OF DOCUMENTS EXAMINED BY ME:

- a) Photocopy of Deed of Sale in the name of Prime Developers, being No. 1179 for the year of 2020 registered on 18.02.2020 at the office of the Addl. Dist. Sub-Registrar Bhaktinagar.
- b) Photocopy of Deed of Sale in the name of Prime Developers, being No. 1206 for the year of 2020 registered on 18.02.2020 at the office of the Addl. Dist. Sub-Registrar Bhaktinagar.
- c) Photocopy of Deed of Sale in the name of Prime Developers, being No. 1487 for the year of 2020 registered on 28.02.2020 at the office of the Addl. Dist. Sub-Registrar Bhaktinagar.
- d) Photocopy of Deed of Sale in the name of Prime Developers, being No. 1568 for the year of 2020 registered on 02.03.2020 at the office of the Addl. Dist. Sub-Registrar Bhaktinagar.
- e) Photocopy of Deed of Sale in the name of Sri Sujit Choudhury and Smt. Rekha Choudhury, being No. 4676 for the year of 1998 registered on 27.10.1998 at the office of the Dist. Sub-Registrar Jalpaiguri.



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- f) Photocopy of LR Khatian being No. 544 in the name of Prime Developers.
- g) Photocopy of LR Khatian being No. 362 and 363 in the names of Sri Sujit Choudhury and Smt. Rekha Choudhury.
- h) Photocopy of Khajna/Land Revenue Receipt showing the payment of ground rent upto 1424 (BS).
- i) Online Search Receipts,
- j) Online Court Search.

### PARTICULARS OF LAND:

**ALL THAT** piece or parcel of total land admeasuring 0.198 Acres situated within Mouza Dabgram, Sheet No. 8 & 12, (LR Sheet No. 63), J.L. No. 2, recorded in RS Khatian No. 729, 730 & 724, (LR Khatian No. 544), in part of RS Plot No. 658 & 217, (LR Plot No. 4), Pargana Baikunthapur, P.S. Bhaktinagar, within the ambit of Ward No. 40 of Siliguri Municipal Corporation, Dist. Jalpaiguri.

### REPORT OF DEVOLUTION ON TITLE:

**Whereas** one Sujit Choudhury and Rekha Choudhury acquired the total land admeasuring 0.198 Acres, by way of Sale registered on 27.10.1998 at the office of the Dist. Sub-Registrar Jalpaiguri, recorded in Book-I, Vol. No. 9, Pages 123 to 130, being No. 4676 for the year 1998 and the said land is situated within Mouza Dabgram, Sheet No. 8 & 12, J.L. No. 2, recorded in RS Khatian No. 729, 730 & 724, in part of RS Plot No. 658 & 217, Pargana Baikunthapur, P.S. Bhaktinagar, within the ambit of Ward No. 40 of Siliguri Municipal Corporation, Dist. Jalpaiguri.

**AND WHEREAS** after the enactment of the West Bengal Estate Acquisition Act, 1953, the right of intermediary vested to the Government and during the last Survey Settlement operation the Record of Rights was prepared and finally published in respect with the said land in the names of said Sujit Choudhury and Rekha Choudhury and their name have been entered in the Record or Rights for their aforesaid land in LR Khatian No. 362 and 363 respectfully for the land as recorded 0.198 Acres, in LR Plot No. 4, within Mouza Dabgram, J.L. No. 2, LR Sheet No. 63, Pargana Baikunthapur,



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P.S. Bhaktinagar, Dist. Jalpaiguri and thus in the aforesaid manner Sujit Choudhury and Rekha Choudhury acquired the aforesaid land in their actual, khas and physical possession having permanent heritable and transferable right, title and interest therein.

**AND WHEREAS** being the owners in such possession said Sujit Choudhury and Rekha Choudhury sold and transferred total land measuring 0.198 Acres to and in favour of **Prime Developers**, by way four separate sale deed as details given herein below:

1. Deed of Sale in the name of Prime Developers recorded in Book-I, Vol. No. 0711-2020, Pages 34752 to 34778, being No. 1179 for the year 2020, land measuring 4.75 Decimals.
2. Deed of Sale in the name of Prime Developers recorded in Book-I, Vol. No. 0711-2020, Pages 33658 to 33684, being No. 1206 for the year 2020, land measuring 4.75 Decimals.
3. Deed of Sale in the name of Prime Developers recorded in Book-I, Vol. No. 0711-2020, Pages 42947 to 42973, being No. 1487 for the year 2020, land measuring 4.75 Decimals.
4. Deed of Sale in the name of Prime Developers recorded in Book-I, Vol. No. 0711-2020, Pages 44075 to 44101, being No. 1568 for the year 2020, land measuring 4.75 Decimals.

**AND WHEREAS** after having got the absolute ownership of the land mutation in the name of said Prime Developers is done and a LR Khatian is being by the concerned Land Reforms office being No. 544.

**AND WHEREAS** in the manner aforesaid said **Prime Developers** is in actual, khas and physical possession of the said land measuring 0.198 Acres having permanent, heritable and transferable right, title and interest thereon free from all encumbrances whatsoever.



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Considering the above, I am prima-facie of the opinion as enumerated hereunder:

**OPINION :**

- 1) From the documents submitted to me I did not find any adverse which could lead me to opine that the land admeasuring 0.198 Acres in question is encumbered or that the same is either acquisitioned or requisitioned by the Govt. or any other Authority.
- 2) That it further transpires that the land in question is not affected under any provision of Urban Land (Ceiling & Regulation) Act 1976.
- 3) That on perusal of the documents submitted to me, I am prima-facie of the opinion that the land in question, as described hereinabove is free, clear and marketable.

(BABUL MAZUMDER)  
Advocate, Siliguri.



## Case Status : Search by Petitioners/Respondents Name

Court Complex     Court Establishment

  

  

  

Pending     Disposed     Both

Captcha

ZRGKSW

Enter Captcha

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RESET

Record Not Found

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

নথীকরণ

**Search of Registration made : By Seller/Buyer/Party Name****\*\* For all computerized deeds****(\*) marked items are mandatory**

First Name :

Prime

Search Within Name

Last Name :

Year :

2020

District Where Registered :

Jalpaiguri

Security Code:

62773

78516

**Service Count: 1,43,44,639**

**PRIME DEVELOPERS**

Status:	Deed No:	<a href="#">View</a>
Organization (Buyer)	I-071101179/2020	
Transaction: [0101]	Volume No:	
Sale, Sale	0711-2020, Page No:	
Document	34752 to 34778	
<b>Deed Registered</b>	Date of Registration:	
<b>in: A.D.S.R.</b>	18/02/2020	
<b>BHAKTINAGAR</b>	Date of Completion:	
	24/02/2020	
	Query No:	
	07110000266801/2020	
	Serial No:	
	0711001165/2020	

**Prime Developers**

Status:	Deed No:	<a href="#">View</a>
Organization (Buyer)	I-071101206/2020	
Transaction: [0101]	Volume No:	
Sale, Sale	0711-2020, Page No:	
Document	33658 to 33684	
<b>Deed Registered</b>	Date of Registration:	
<b>in: A.D.S.R.</b>	18/02/2020	
<b>BHAKTINAGAR</b>	Date of Completion:	
	20/02/2020	
	Query No:	
	07110000287111/2020	
	Serial No:	
	0711001281/2020	

**Prime Developers**

Status:	Deed No:	<a href="#">View</a>
Organization (Buyer)	I-071101487/2020	
Transaction: [0101]	Volume No:	
Sale, Sale	0711-2020, Page No:	
Document	42947 to 42973	
<b>Deed Registered</b>	Date of Registration:	
<b>in: A.D.S.R.</b>	28/02/2020	
<b>BHAKTINAGAR</b>	Date of Completion:	
	04/03/2020	
	Query No:	
	07110000287241/2020	
	Serial No:	
	0711001575/2020	

<b>Prime Developers</b>	Status:	Deed No:	View
City: SILIGURI MC,	Organization	I-0711001568/2020	
District: Darjeeling,	(Buyer)	Volume No:	
PS: Siliguri,	Transaction: [0101]	0711-2020, Page No:	
Pin: 734001, State:	Sale, Sale	44075 to 44101	
West Bengal,, Country:	Document	Date of Registration:	
India,	<b>Deed Registered</b>	02/03/2020	
	<b>in: A.D.S.R.</b>	Date of Completion:	
	<b>BHAKTINAGAR</b>	05/03/2020	
		Query No:	
		07110000287447/2020	
		Serial No:	
		0711001532/2020	

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(../e_registration.aspx)	Offices	(../Feedback.aspx)	/youtube.aspx)
e-Registration	Police	Key Peoples	Document
Benefit	Station	(../Keypeople.aspx)	(../youtube
(../benefits.aspx)	(../ro_ps.aspx)	Stamp Duties &	/helpDocument.
Registration	Mouza	Fees	Current News
Process in	(../ro_mouza.aspx)	(../Stamp_duty.aspx)	(../News.aspx)
CORD	Municipality	Block and	Archive
(../reg_process_cord.aspx)	(../ro_municipality.aspx)	Registration	News
Registration	Grampanchayet	Office	(../Archive_New
Process in	(../ro_gram_panchayat.aspx)	(../ro_block.aspx)	Download
e-Nathikaran	Jurisdiction	Status of	(../Archive_Dow
(../reg_process_eNathikaran.aspx)	Nathikaran	Computerisation	Notification
Frequently	DSR/ARA	(../status_of_computerisation.aspx)	(Circular
Asked	(../ro_ro_juris.aspx)	Site Map	(../Archive_Circ
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(../faq.aspx)	of DIGR		Information Act
	(../ro_digr_juris.aspx)		(../rti.aspx)
	Grievance		
	Redressal		
	(../Grievance.aspx)		