

Ref:

Date:

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TO WHOM IT MAY CONCERN

Sub.- Title cum Non-encumbrances Certificate in respect of the below scheduled landed property owned by Sri Shiba Prasad Dutta, S/O- Late Amarendra Nath Dutta, resident of Vill.- Rupsingh Jote, Gossain Pur , P.O.-Bagdogra , P.S.- Naxalbari now Bagdogra , Dist.- Darjeeling , West Bengal .

As per instruction I examined the relevant documents and record in respect of the below schedule land of Sri Shiba Prasad Dutta, S/O- Late Amarendra Nath Dutta, resident of Rupsingh Jote ,Gossain Pur, P.O. –Bagdogra , P.S.- Naxalbari now Bagdogra , Dist.- Darjeeling , West Bengal for a period of 15 years up to date at the Office of the Additional District Sub-Registrar , Siliguri-II at Bagdogra and I also made necessary inquiry at the Office of the B.L. & L.R.O., Naxalbari , Dist.- Darjeeling and I submit my report as follows :-

1.) PARTICULARS OF DOCUMENTS EXAMINED BY ME :-

- a) Title Deed being No.- 5735 for the year 1989 .
- b) Title Deed being No.- 4490 for the year 1962.
- c) Title Deed being No.- 204 for the year 1994.
- d) Title Deed being No.- 3630 for the year 1996.
- e) Title Deed being No.- 5733 for the year 1989.
- f) Title Deed being No.- 4488 for the year 1962.
- g) Title Deed being No.- 2653 for the year 1997.
- h) Copy of the R.O.R. in the name of Sri Shiba Prasad Dutta .
- i) Conversion Certificate
- j) Searching Fees Receipt
- k) Title Deed being No. 1134 for no year 2018'

Sheikh Mahibul Islam

B A (Law), LL. B., ADVOCATE

:- CHAMBER CUM RESIDENCE :-

Sukanta Pally, Bagdogra
PS- Naxalbari, Dist. Darjeeling

:- OFFICE :-

SILIGURI BAR ASSOCIATION
Room No.-6, & Office of the A.D.S.R. Bagdogra

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: 2 :

2.) DEVOLUTION OF PROPERTY :-

- i) That I have caused necessary search in the office of the Additional District Sub-Registrar Siliguri-II for the period of 2003 to 2018 up to date in the relevant names and also gone through the title Deed mentioned below .
- ii) That One Abhoy Nath Roy absolute recorded owner of all that piece and parcel of Raiyati land measuring 78 Decimal in L.R./New Plot Nos.- 626 & 627 , R.S./Old Plot Nos.- 480 & 481, Khatian No.- 24/1 , situated within Mouza- RUPSINGH, J.L.No.- 95, under jurisdiction of Naxalbari Police Station , Dist.- Darjeeling , West Bengal , having permanent , heritable and transferable right, title and interest over the said land .
- iii) That said Sri Abhoy Nath Roy, sold 21.5 (twenty one point five) Decimal (13 Decimal from R.S. Plot No.-480 out of his 57 Decimal land and 8.5 Decimal from R.S. Plot No.-481 out of his 21 Decimal) land to Sri Gopi Ballav Bhowmick & Sri Pran Gopal Bhowmick, both are S/O-Late Bhagban Chandra Bhowmick, vide registered Deed of Conveyance(Sale) being No.- 4490 , entered in Book No.- I , registered at the office of the Sub-Registrar Siliguri for the year 1962 and since the date of such transfer said Sri Gopi Ballav Bhowmick & Sri Pran Gopal Bhowmick, both are S/O-Late Bhagban Chandra Bhowmick, resident of Matigara, A New Colony , Dist.- Darjeeling , is also in absolute khas and physical possession of the below scheduled land having permanent , heritable and transferable right , title and interest therein free from all encumbrances and charges whatsoever .

Contd. to page -3

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iv) That said Sri Gopi Ballav Bhowmick & Sri Pran Gopal Bhowmick, both are S/O-Late Bhagban Chandra Bhowmick sold 5 (Five) Decimal from R.S. Plot No.-480 out of their 13 Decimal & R.S. Plot No.-481 out of their 8.5 Decimal) land to Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta, vide registered Deed of Conveyance(Sale) being No.- 5735, entered in Book No.- 1, registered at the office of the Sub-Registrar Siliguri for the year 1989 and since the date of such transfer said Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta, resident of Bagdogra, Dist.- Darjeeling, is also in absolute khas and physical possession of the below scheduled land having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

v) That One Abhoy Nath Roy absolute recorded owner of all that piece and parcel of Raiyati land measuring 78 Decimal in L.R./New Plot Nos.- 626 & 627, R.S./Old Plot Nos.- 480 & 481, Khatian No.- 24/1, situated within Mouza- RUPSINGH, J.L.No.- 95, under jurisdiction of Naxalbari Police Station, Dist.- Darjeeling, West Bengal, having permanent, heritable and transferable right, title and interest over the said land and after his death he left behind his two son and one daughter as his legal heirs and Bisadu Roy is one of his son who got one third share of said Abhoy Nath Roy's property according to Hindu Succession Act. And Bisadu Roy having permanent, heritable and transferable right, title and interest over the said land.

vi) That said Sri Bisadu Roy, S/O-Late Abhoy Nath Roy sold 6.5 (Six point five) Katha from R.S. Plot No.-481, L.R. Pot No.-626 to Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta, vide two registered Deed of Conveyance(Sale), being Deed No.-204, entered in Book No.- 1,

Contd. to page -4

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registered at the office of the A.D.S.R. Siliguri for the year 1995 & being Deed No.-2653 , entered in Book No.- I , registered at the office of the A.D.S.R. Siliguri for the year 1997 and since the date of such transfer said Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta, resident of Bagdogra, Dist.- Darjeeling , is also in absolute khas and physical possession of the below scheduled land having permanent , heritable and transferable right , title and interest therein free from all encumbrances and charges whatsoever .

vii) That One Abhoy Nath Roy absolute recorded owner of all that piece and parcel of Raiyati land measuring 78 Decimal in L.R./New Plot Nos.- 626 & 627 , R.S./Old Plot Nos.- 480 & 481, Khatian No.- 24/1 , situated within Mouza- RUPSINGH, J.L.No.- 95, under jurisdiction of Naxalbari Police Station , Dist.- Darjeeling , West Bengal , having permanent , heritable and transferable right, title and interest over the said land .

viii) That said Sri Abhoy Nath Roy, sold 21.5 (twenty one point five) Decimal (13 Decimal from R.S. Plot No.-480 out of his 57 Decimal land and 8.5 Decimal from R.S. Plot No.-481 out of his 21 Decimal) land to Sri Krishna Gopal Nath, S/O-Late Gour Chandra Nath, vide registered Deed of Conveyance(Sale) being No.- 4488 , entered in Book No.- I , registered at the office of the Sub-Registrar Siliguri for the year 1962 and since the date of such transfer said Sri Krishna Gopal Nath, S/O-Late Gour Chandra Nath, resident of Matigara, A New Colony , Dist.- Darjeeling , is also in absolute khas and physical possession of the below scheduled land having permanent , heritable and transferable right , title and interest therein free from all encumbrances and charges whatsoever .

Contd. to page -5

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: 5 :

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ix) That said Sri Krishna Gopal Nath, S/O-Late Gour Chandra Nath, sold 4 (Four) Decimal from R.S. Plot No.-481 out of his 8.5 Decimal) land to Sri Shankar Prasad Dutta, S/O-Late Amarendra Nath Dutta, vide registered Deed of Conveyance(Sale) being No.- 5733 , entered in Book No.- 1 , registered at the office of the Sub-Registrar Siliguri for the year 1989 and since the date of such transfer said Sri Shankar Prasad Dutta, S/O-Late Amarendra Nath Dutta, resident of Bagdogra, Dist.- Darjeeling , is also in absolute khas and physical possession of the below scheduled land having permanent , heritable and transferable right , title and interest therein free from all encumbrances and charges whatsoever .

x) That said Sri Shankar Prasad Dutta, S/O-Late Amarendra Nath Dutta, sold 4 (Four) Decimal from R.S. Plot No.-481 out of his 4 Decimal) land to Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta, vide registered Deed of Conveyance(Sale) being No.- 3630 , entered in Book No.- 1 , registered at the office of the Sub-Registrar Siliguri for the year 1996 and since the date of such transfer said Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta, resident of Bagdogra, Dist.- Darjeeling , is also in absolute khas and physical possession of the below scheduled land having permanent , heritable and transferable right , title and interest therein free from all encumbrances and charges whatsoever .

xi) That thereafter said Sri Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta resident of Bagdogra, P.O. -Bagdogra , P.S.- Naxalbari now Bagdogra , Dist.- Darjeeling , mutated his name with respect to the below scheduled land at the Office of the B.L. & L.R.O. , Naxalbari , and his name has been recorded and finally published R.O.R. being Khatian No.-1513 .

Contd. to page -6

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xii) That thereafter said Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta resident of Bagdogra conversion the said 18 Decimal land Rupni to Bastu from two conversion case 9 Decimal each vide conversion case No.- 261/XIII/CON/BLLRO/NXL/2015-2016 and another conversion case 9 Decimal each vide conversion case No.-261/XIII/CON/BLLRO/NXL/2015-2016 conversion case 9 Decimal each vide conversion case No.-295/XIII/CON/BLLRO/NXL/2015-2016.

xiii) That thereafter said Shiba Prasad Dutta, S/O-Late Amarendra Nath Dutta resident of Bagdogra gift his 9 Decimal of land to his son Sri Sayan Dutta from R.S. Plot No.-480, L.R. Plot No.-627, vide gift deed No.-1134, Book No.-I, for the year 2018 and said deed was registered before the ADSR, Bagdogra.

3.) OPINION

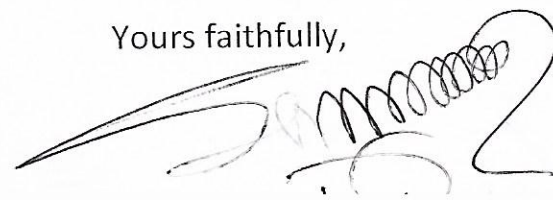
On my careful observation of the available documents mentioned above I am of the opinion that SRI SHIBA PRASAD DUTTA, S/O-Late Amarendra Nath Dutta & SRI SAYAN DUTTA, S/O-Sri Shiba Prasad Dutta are the absolute owner of 9 (Nine) Decimal each land mentioned in the schedule below and that they has not transferred the said land and the said land is free from all encumbrances and charges whatsoever .

THE SCHEDULE OF PROPERTY

All that piece or parcel of land measuring about 18 (Eighteen) which forms part of this deed forming part of Old/R.S. Plot Nos.- 480 & 481 , corresponding to L.R./New Plot Nos.- 626 & 627 , recorded in New/L.R. Khatian No.- 1513 , J.L. No.- 95 , Touzi No.- 91 , situated within Mouza-RUPSINGH , Pargana – Patharghata , P.S.- Naxalbari , Dist.- Darjeeling , West Bengal .

Thanking You .

Yours faithfully,



Government of West Bengal
Office of the BAGDOGRA (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-03-2018

Serial No of Application 0403001347/2018 **Search No** 0403001347/2018
Search for the Years From 2003 To 2018 **Record Available** From 24/01/2008 onwards
Name of Person to be Searched First Name : Shiba Prasad Last Name : Dutta
From whom Received Mr Mahibul Islam Adv
Fees Paid under Articles F1(i) 2/- F1(ii) 15/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	SHIBA PRASAD DUTTA Son of Late AMARENDRA NATH DUTTA Village: GOSSAINPUR, District: Darjeeling, PS: Naxalbari, Pin: 734014, State: West Bengal,, Country: India,	Status: Donor Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. BAGDOGRA	Deed No: I-040301134/2018 Query No: 04030000261751/2018 Serial No: 0403001370/2018 Page No: 23318 to 23343 Date of Registration: 23/02/2018 Date of Completion: 23/02/2018

(Mr Suraj Lepcha)

A.D.S.R. BAGDOGRA
OFFICE OF THE A.D.S.R. BAGDOGRA