

Ref. No. RKA/01/2021

Date. 12/04/2021

TITLE SEARCH OF PSR 2021

**PRILIMARY SEARCHING REPORT**

AREA : 0.79 Acres  
R.S. PLOT NO. : 140  
L.R. PLOT NO. : 190  
L.R. KHATIAN NO. : 1262  
MOUZA : Jadubhitar Chhat  
DISTRICT : Darjeeling  
CLASSIFICATION : Rupni (Converted to Bastu (Housing Complex))

That one SRI JODHAN MUNDA S/O Late Fantu Munda along with SMT. LALITA MUNDA W/O Late Chunnu Munda {represented by her Constituted Attorney Sri Jodhan Munda S/O Late Fantu Munda vide GPA No. IV-16/2005, dated 02/03/2005.} jointly and collectively, sold and transferred land measuring 48 Kathas 7 Chhataks out of the total land 1.92 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of MR. PATRAS TOPNO S/O Late Junas Topno, vide Sale Deed No. 1563/2005 for the year 2005.

That SMT. MONIKA MUNDA (MURA) D/O Late Fantu Munda, SRI FANTU MUNDA S/O Late Jitain Munda along with SMT. HEMA MUNDA D/O Late Jitan Munda jointly and collectively, sold and transferred 50% Share of land measuring 48 Kathas 7 Chhataks out of the total land 1.92 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of MR. PATRAS TOPNO S/O Late Junas Topno, vide Sale Deed No. 2926/2005 for the year 2005.

- MR PATRAS TOPNO S/O Late Junas Topno then sold and transferred 9 Kathas 11 Chhataks out of the total land 0.79 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of SRI BIBHUTI BHUSHAN ROY S/o Late Binod Behari Roy, vide Sale Deed No. 1549/2012 for the year 2012.
- MR PATRAS TOPNO S/O Late Junas Topno then sold and transferred 9 Kathas 11 Chhataks out of the total land 0.79 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of SMT. REKHA RANI ROY W/o Sri Bibhuti Bhushan Roy, vide Sale Deed No. 1547/2012 for the year 2012.



R.K. Agarwal 12/4/21  
**Rajesh Kumar Agarwal**  
Advocate  
Nehru Road, Siliguri



# Rajesh Kumar Agarwal

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- MR PATRAS TOPNO S/O Late Junas Topno then sold and transferred 9 Kathas 11 Chhataks out of the total land 0.79 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of SRI BIJAY KUMAR JHA S/o Sri Prmanand Prasad Jha, vide Sale Deed No. 2438/2012 for the year 2012.
- MR PATRAS TOPNO S/O Late Junas Topno then sold and transferred 9 Kathas 11 Chhataks out of the total land 0.79 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of SRI SUBODH KUMAR VERMA S/o Late Ramniranjan Prasad Verma, vide Sale Deed No. 1550/2012 for the year 2012.
- MR PATRAS TOPNO S/O Late Junas Topno then sold and transferred 9 Kathas 11 Chhataks out of the total land 0.79 Acres, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of SMT. TARAWATI AGARWAL W/o Sri Dilip Kumar Agarwal vide Sale Deed No. 1548/2012 for the year 2012.
- That SRI BIJAY KUMAR JHA S/o Sri Prmanand Prasad Jha {represented by his Constituted Attorney Smt. Tarawati Agarwal W/o Sri Dilip Kumar Agarwal vide GPA No. IV-225/2012, dated 09/04/2012.} along with SMT. TARAWATI AGARWAL W/o Sri Dilip Kumar Agarwal jointly and collectively, sold and transferred land measuring 24.79 Decimals, in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of SRI INDRANIL DAS S/o Late Jiten Chandra Das and SMT. RUBI DAS W/o Sri Indranil Das vide Sale Deed No. 3236/2012 for the year 2012.
- SRI BIBHUTI BHUSHAN ROY S/o Late Binod Behari Roy {represented by his Constituted Attorney Smt. Tarawati Agarwal W/o Sri Dilip Kumar Agarwal vide GPA No. IV-248/2012, dated 09/04/2012.} being owner in possession sold and transferred 9 Kathas 11 Chhataks of land in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of TARAMANI DEVELOPERS PRIVATE LIMITED represented by one of its Director Smt. Sharmila Garg W/o Sri Promode Garg, vide Sale Deed No. 6353/2012, for the year 2012.
- SMT. REKHA RANI ROY W/o Sri Bibhuti Bhushan Roy {represented by her Constituted Attorney Smt. Tarawati Agarwal W/o Sri Dilip Kumar Agarwal vide GPA No. IV-248/2012, dated 09/04/2012.} being owner in possession sold and transferred 9 Kathas 11 Chhataks of land in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist.



*R.K. Agarwal*  
**Rajesh Kumar Agarwal**  
Advocate  
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Darjeeling, in favour of TARAMANI DEVELOPERS PRIVATE LIMITED represented by one of its Director Smt. Sharmila Garg W/o Sri Promode Garg, vide Sale Deed No. 6354/2012, for the year 2012.

- SRI BIJAY KUMAR JHA S/o Sri Prmanand Prasad Jha {represented by his Constituted Attorney Smt. Tarawati Agarwal W/o Sri Dilip Kumar Agarwal vide GPA No. IV-225/2012, dated 09/04/2012.} being owner in possession sold and transferred 4 Kathas 6 Chhataks of land in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of TARAMANI DEVELOPERS PRIVATE LIMITED represented by one of its Director Smt. Sharmila Garg W/o Sri Promode Garg, vide Sale Deed No. 6355/2012, for the year 2012.
- SRI SUBODH KUMAR VERMA S/o Late Ramniranjan Prasad Verma {represented by his Constituted Attorney Smt. Tarawati Agarwal W/o Sri Dilip Kumar Agarwal vide GPA No. IV-248/2012, dated 09/04/2012.} being owner in possession sold and transferred 9 Kathas 11 Chhataks of land in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of TARAMANI DEVELOPERS PRIVATE LIMITED represented by one of its Director Smt. Sharmila Garg W/o Sri Promode Garg, vide Sale Deed No. 6356/2012, for the year 2012.
- SRI INDRANIL DAS S/o Late Jiten Chandra Das and SMT. RUBI DAS W/o Sri Indranil Das being owner in possession sold and transferred 15 Kathas of land in R.S. Plot No. 140, in Mouza Jadubhitar Chhat, Dist. Darjeeling, in favour of TARAMANI DEVELOPERS PRIVATE LIMITED represented by one of its Director Smt. Sharmila Garg W/o Sri Promode Garg, vide Sale Deed No. 1739/2013, for the year 2013.

MR PATRAS TOPNO S/O Late Junas Topno obtained permission from office of the Project Officer – cum-District Welfare Officer, Backward Classes Welfare, Siliguri Dist. Darjeeling vide Memo No. 279/1(2)/B.C.W. Project dt 23/02/2007 by Revenue Officer Under Chapter –II A of W.B.L.R. Act, 1955.

Possessing the aforesaid land above named TARAMANI DEVELOPERS PRIVATE LIMITED mutated its name its name at the office of B.L. & L.R.O. Shivmandir, Dist. Darjeeling, and recorded its name in L.R. Khatian No.1262, L.R. Plot No.190, Area 48 Kathas 7 Chhataks, in Mouza Jadubhitar Chhat, P.S. Matigara, Dist. Darjeeling, within Gram Panchayat Area.



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**OPONION:-**

- A. During scrutiny of documents submitted to me and during my search I did not find any documents, which could be lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B. That no such transfer of aforesaid property by the owner named above is found during searching at Registration office Portal.
- C. That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- D. That Owner may be asked to submit an affidavit declaring that no mortgage, charge or lien is created within any bank, financial institution or any such institution against the property etc.
- E. That I am therefore of the opinion that the property is free, clear and marketable and free from all encumbrances and charges whatsoever.

Thanking You,

Yours Faithfully

*Rajesh Kumar Agarwal*  
**Rajesh Kumar Agarwal** 12/4/21  
Advocate  
Nehru Road, Siliguri

