

(M.A. B.Ed. LL.B)
Civil & Crl. Law Practitioner
SILIGURI BAR ASSOCIATION

Ref. No.....

Date 14/07/2020.....

TO WHOM IT MAY CONCERN

Sub: Searching Report on marketability of the Land owned & possessed by 1. Smt.Shelly Agarwal alias Shelly Garg,2.Smt.Neelu Goyal & 3.Sri Pramod Kumar Sinhal.

THIS IS TO CERTIFY THAT I, searched and scrutinized all the relevant documents on the Title in respect of the All that piece & parcel of land measuring 18(Eighteen) Katha 8 (Eight) Chattacks owned & possessed by **1. Smt.Shelly Agarwal alias Shelly Garg,2.Smt.Neelu Goyal & 3.Sri Pramod Kumar Sinhal**

I have made necessary searches and enquiries and I submit my report as follows:-

REPORT ON DEVOLUTION OF TITLE

WHEREAS The above said Owner parties jointly acquired all that piece & parcel of land measuring 18(Eighteen) Katha 8 (Eight) Chattacks in RS Plot No. 475(Four Seven Five), appertaining to RS Khatian No.387/1(Three Eight Seven by One), Sheet No.11(One One), J.L. No.2(Two), Mouza- Dabgram, Pargana- Baikunthapur, P.S. Bhaktinagar, Block, ADSRO & BLLRO- Rajganj, under Dabgram-II Gram Panchayet, District- Jalpaiguri by 2(Two) Separate Deeds of Conveyance being i)Deed No. 00078 for the year 2011 registered at the office of ADSR, Rajganj, District- Jalpaiguri recorded in Book No. I, CD Volume No. 1, Pages 1099 to 1119 registered on 05.01.2011 and ii) Deed No. 08682 for the year 2012 registered at the office of ADSR, Rajganj, District- Jalpaiguri recorded in Book No. I, CD Volume No. 25, Pages 2284 to 2305 registered on 07.11.2012

Himadri Mohanta
Enrol No. F/10467/105/P
Advocate Siliguri

Chamber : _____

C/o. Baikunthapur Realtor Pvt. Ltd.
Nazrul Sarani, Bidhan Road
Siliguri - 734001

C/o. : P. K. Sinhal
Jai Ram House
Sankar Road, Siliguri

Residence : _____

C/o. Shibu Chowdhury
A. M. Basu Road
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C/o. : Jogendra Nath Mohanta
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AND WHEREAS The individual undivided share of the member of owner parties in the said land has been mutated in the name of respective owners in the records of BLLRO Rajganj as per LR-ROR and following 3(three) LR Khatians have been prepared in the name of the owner parties:-

Name of the Owner	LR Khatian No.	LR Plot No.	Area(Acres)
Smt. Shelly Agarwal alias Smt. Shelly Garg	302	83	0.0826
		86	0.0167
Smt. Neelu Goyal	304	83	0.0827
		86	0.0166
Sri Pramod Kumar Sinhal	303	83	0.0827
		86	0.0166
TOTAL Land			0.2979

AND WHEREAS. The owner parties hereof have also got the classification of their respective share in land from "Danga" to Bastu Commercial" vide Memo No. 1345/BLLRO@/18 dated 21.08.2018.

The Plot of land owned & possessed by the Owners hereof, is more fully described in Schedule hereto and referred to as "Scheduled land" hereinafter.

OPINION

(I) I am satisfied that the Title of the Scheduled Land owned and possessed by said **1. Smt.Shelly Agarwal alias Shelly Garg, 2.Smt.Neelu Goyal & 3.Sri Pramod Kumar Sinhal** is free from all encumbrances and charges whatsoever

(II) It is also certified that the scheduled land is not affected under any provisions of the Urban Land (Ceiling and Regulation) Act, 1976

(III) It is certified that neither the Scheduled Land is the subject matter of any requisition or acquisition by any Government or Non-Government Authority, concerned nor the scheduled land is effected by any scheme of alignment.

Himadri Mohanta
Enrol No. 111140/1102/12
Advocate Siliguri

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(IV) It is further certified that said owner of the Scheduled land has got marketable and saleable right, title and interest over the said plot of land as fully described hereinabove and said Owner of the Scheduled Land are legally competent to create equitable mortgage of its said landed property under Section 58(f) of the Transfer of Property Act, 1882.

**THE SCHEDULES ABOVE REFERRED TO-DESCRIPTION OF THE
LAND BELONGING TO OWNERS HEREOF**

All that piece & parcel of land measuring 18(Eighteen) Katha 8 (Eight) Chattacks in RS Plot No. 475(Four Seven Five), Corresponding LR Plot Nos. 83 & 86, appertaining to RS Khatian No.387/1(Three Eight Seven by One) Corresponding LR Khatian Nos. 302, 303 & 304, Sheet No.11(One One), J.L. No.2(Two), Mouza- Dabgram, Pargana- Baikunthapur, P.S. Bhaktinagar, Block, ADSRO & BLLRO- Rajganj, under Dabgram-II Gram Panchayet, District- Jalpaiguri

The Plot of Land is bound and butted as follows:-

By North: Tara Maa Mandir Road

By South: House of Tapas Das & Another

By East: Land & House of Prafulla Saha.

By West: Land & House of Manjari Paul

Yours faithfully,

Himadri Mohanta

(HIMADRI MOHANTA)
ADVOCATE :: SILIGURI

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