

To,  
Whom it may concern.

At Siliguri dated : 06/10/2020

Dear Sir,

In response to the instructions from the owners, I have gone through and examined all the documents, papers and information issued and supplied to me by the owners with respect to the below-mentioned property and I also undertook searches at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri, Additional District Sub-Registrar, Rajganj, District-Jalpaiguri, Additional District Sub-Registrar, Jalpaiguri, District Sub-Registrar, Jalpaiguri and B. L. & L. R. O., Rajganj, District-Jalpaiguri and other relevant office/s with respect to the property as fully described in the clause-2 here-in-below.

During scrutiny of documents produced before me and searches of records in the aforesaid offices as available and supplied by the concerned authority and/or the owners Prima-facie, what transpired to me is described in this report.

**1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:**

1. Deed of Sale bearing document no.-4620 of dated 31/12/1985;
  2. Deed of Partition bearing document no.-149 of dated 10/01/1986;
  3. Deed bearing document no.-3334 of dated 29/05/1989;
  4. Deed of Sale bearing document no.-4760 of dated 06/11/1987;
  5. Deed of Sale bearing document no.-2642 of dated 12/07/1989;
  6. Deed of Sale bearing document no.- 3647 of dated 03/10/2008;
  7. Deed of Sale bearing document no.-4248 of dated 15/07/1989;
  8. Deed of Sale bearing document no.-1804 of dated 17/06/2008;
  9. Deed of Sale bearing document no.-2525 of dated 24/07/2008;
  10. Deed of Sale bearing document no.-4474 of dated 15/10/2009;
  11. Deed of Sale bearing document no.-4475 of dated 15/10/2009;
  12. Deed of Sale bearing document no.-4476 of dated 15/10/2009;
- The above four (4) deeds are registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri;



13. Deed of Sale bearing document no.- 7575 of dated 07/12/2018 being registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri;

14. Deed of Gift bearing document no.-2607 of dated 26/06/2020;

15. Deed of Gift bearing document no.-2608 of dated 26/06/2020;

16. Deed of Gift bearing document no.-2609 of dated 26/06/2020;

17. Deed of Gift bearing document no.-2610 of dated 26/06/2020;

The above four (4) deeds are registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri;

18. L. R. Khatian no.- \_\_\_\_\_.

19. L. R. Khatian no.- \_\_\_\_\_.

20. L. R. Khatian no.-895.

21. L. R. Khatian no.-896.

## **2. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land measuring **46 (Forty six) Kathas and 6 (Six) Chattaks** being recorded in part of R. S. Plot Nos.-348, 355, 348/703 and 355/706 corresponding to their R. S. Khatian Nos.-459/1, 459/2, 459/11 and 459/12 comprised in R. S. Sheet No.-9 of **MOUZA-DABGRAM**, Paragana-Baikunthapur, J. L. No.-2 (Two), P.S.-Bhaktinagar, within Dabgram-II Gram Panchayat area, District-Jalpaiguri, in the State of West Bengal.

The above Land is butted and bounded as follows:-

By the North :- 18 feet wide Anchal Road.

By the South :- Land in part of R. S. Plot nos.-703 and 706

By the East :- 60 feet wide Eastern Bypass main Road.

By the West :- Land of Mona Paul.

## **3. REPORT OF DEVOLUTION ON TITLE:**

**WHEREAS** based on thorough study of various title deeds of different years as mentioned in clause-1 of this report, it is found that by virtue of chain-wise chronological transfers commencing from the respective recorded owners of four R. S. Khatian having nos.- 459/1, 459/2, 459/11 and 459/12, four persons, namely,



1.Sri Bibhuti Prasad Agarwal, Son of Late Siwkaran Das Agarwal, 2.Smt. Meena Devi Agarwal, wife of Sri Bibhuti Prasad Aagrawal, 3.Sri Sajjan Kumar Goyal, Son of Late Chunilal Goyal and 4.Smt. Sarla Devi Goyal, wife of Sri Sajjan Kumar Goyal had become the absolute owners of all that piece and parcel of land measuring in total 46 Kathas and 6 Chattaks by way of purchases for valuable consideration vide five (5) separate registered deeds of sale as described herein:-

- (i) Document No.-3647 of dated 03/10/2008 entered in Book No.-I, CD Volume No.-13, from Pages 2934 to 2951 for the year 2008, executed by Ratis Chandra Paul and others of Siliguri (Area 3 Kathas),
- (ii) Document No.-4474 of dated 15/10/2009 entered in Book No.-I, CD Volume No.-19, from Pages 4851 to 4877 for the year 2009, executed by Nupur Das of Siliguri (Area 3 Kathas),
- (iii) Document No.-4475 of dated 15/10/2009 entered in Book No.-I, CD Volume No.-19, from Pages 4878 to 4904 for the year 2009, executed by Nupur Das of Siliguri (Area 30 Kathas, 13 Chattaks and 15 Square Feet),
- (iv) Document No.-4476 of dated 15/10/2009 entered in Book No.-I, CD Volume No.-19, from Pages 4905 to 4928 for the year 2009, executed by Dr. Gostha Bihari Das of Siliguri (Area 6 Kathas, 8 Chattaks and 30 Square Feet) and

All the above 4 deeds (i to iv) have been registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri.

- (v) Document No.-7575 of dated 07/12/2018 entered in Book No.-I, Volume No.-0711, from Pages 178290 to 178319 for the year 2018, executed by Maha Ganapati Institute of Medical Science & Research of Siliguri (Area 3 Kathas)

The above deed has been registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri.

In view of the aforesaid purchases, the above-named four persons became the absolute and exclusive owners of land described within clause-2 given above and they remained in their actual, khas and physical possession and peaceful



occupation of the said piece or parcel of land measuring in total 46 Kathas and 6 Chattaks having free, clear, marketable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

Being such owners, two of the four persons, namely, Sri Bibhuti Prasad Agarwal, Smt. Meena Devi Agarwal then gifted their respective land unto and in favour of two other persons, the details of which are given here-in-below:-

Sri Bibhuti Prasad Aagrawal transferred by way of gift his land measuring in total 0.191275 Acre unto and in favour of one Dinesh Kumar Agarwal, Son of Sri Bibhuti Prasad Agarwal vide two separate registered deed of gift, the details of which are given hereunder:-

- (a) Deed of Gift bearing no.-2608 of dated 26/06/2020 entered in Book No.-I, Volume No.-0711-2020, from Pages 71578 to 71600 for the year 2020 which comprised an area measuring 0.1789 Acre being registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri and
- (b) Deed of Gift bearing no.-2609 of dated 26/06/2020 entered in Book No.-I, Volume No.-0711-2020, from Pages 71668 to 71694 for the year 2020 which comprised an area measuring 0.012375 Acre being registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri.

Smt. Meena Devi Agarwal transferred by way of gift her land measuring in total 0.191875 Acre unto and in favour of one Shyam Sunder Agarwal, Son of Sri Bibhuti Prasad Agarwal vide two separate registered deed of gift, the details of which are given hereunder:-

- (a) Deed of Gift bearing no.-2607 of dated 26/06/2020 entered in Book No.-I, Volume No.-0711-2020, from Pages 71524 to 71550 for the year 2020 which comprised an area measuring 0.012375 Acre being registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri and
- (b) Deed of Gift bearing no.-2610 of dated 26/06/2020 entered in Book No.-I, Volume No.-0711-2020, from Pages 71501 to 71523 for the year 2020 which comprised an area measuring 0.1795 Acre being registered at the office of the Additional District Sub-Registrar, Bhaktinagar, District-Jalpaiguri.



In view of the aforesaid transfers by way of registered deeds of gift, the above-named two persons, namely, Sri Dinesh Kumar Agarwal and Sri Shyam Sunder Agarwal became the absolute owners of land measuring 0.191275 Acre and 0.191875 respectively and in the total land measuring 46 Kathas and 6 Chattaks, four persons, namely, 1.Sri Sajjan Kumar Goyal, Son of Late Chunilal Goyal and 2.Smt. Sarla Devi Goyal, Wife of Sri Sajjan Kumar Goyal, 3.Dinesh Kumar Agarwal, Son of Sri Bibhuti Prasad Agarwal and 4.Shyam Sunder Agarwal, Son of Sri Bibhuti Prasad Agarwal are at present the absolute owners of the land deccribed within clause-1 of this report.

Being such owners, the above four persons have also got their respective names mutated and/or recorded into the records of the B. L. & L. R. O., Rajganj, District-Jalpaiguri for the aforesaid area of land measuring in total 46 Kathas and 6 Chattaks and four separate new L. R. Khatians bearing nos.-\_\_\_\_\_, \_\_\_\_\_, 895 and 896 are opened in the names of the above-named four persons being the actual owners and the names of the said four persons are also found published as Record-of-Rights (ROR) finally framed and finally published under the West Bengal Estate Acquisition Act, 1953 (W. B. Act I of 1953) which show the ownership in the said land.

Based on the above facts, it is evident that the above four persons are in actual, khas and physical possession and peaceful occupation of the said piece or parcel of land measuring in total 46 Kathas and 6 Chattaks having free, clear, marketable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

#### **4. CONCLUSION:**

In view of the aforesaid facts, 1.Sri Sajjan Kumar Goyal, Son of Late Chunilal Goyal and 2.Smt. Sarla Devi Goyal, Wife of Sri Sajjan Kumar Goyal, 3.Dinesh Kumar Agarwal, Son of Sri Bibhuti Prasad Agarwal and 4.Shyam Sunder Agarwal, Son of Sri Bibhuti Prasad Agarwal are at present the absolute and exclusive joint owners of all that piece and parcel of land measuring 46 Kathas and 6 Chattaks which is described within clause-2 given above and the said four persons have got saleable and transferable title in the said land which has also been free from all encumbrances and charges whatsoever.




**5. OPINION:**

**FOR LAND DESCRIBED WITHIN CLAUSE-2:**

- a) That four persons, namely, 1.Sri Sajjan Kumar Goyal, Son of Late Chunilal Goyal and 2.Smt. Sarla Devi Goyal, Wife of Sri Sajjan Kumar Goyal, 3.Dinesh Kumar Agarwal, Son of Sri Bibhuti Prasad Agarwal and 4.Shyam Sunder Agarwal, Son of Sri Bibhuti Prasad Agarwal are at present the absolute joint owners of all that piece or parcel of land described within clause-2 and the said four persons hold good title upon the said land and the same is free, clear and marketable.
- b) During our searches, we did not find anything adverse and thus, we are of the opinion that the said property is free from all encumbrances and charges whatsoever.
- c) It is certified that neither plot of land is the subject matter of any requisition and acquisition by any Government or Non-Government Authorities concerned or the plot of land is affected by any scheme of alignment and the plot of land is not vested.
- d) It is also certified that the aforesaid plot of land is not affected under any provisions of the Urban Land (Ceiling and Regulations) Act, 1976.

The searches conducted on payment of requisite search fees at the relevant offices vide receipt No.-REGN W001253, W001257 and W001259 of dated 10/09/2020 and No.-REGN AA 108904, AA 108905, AA 108903 and AA 108906 of dated 01/10/2020, all enclosed with this report.

Thanking you,  
Yours faithfully,

  
06/10/2020

(S.K. MARODIA :: ADVOCATE)  
Siliguri Court :: Siliguri.





No. REGN AA 108906

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 14778/8958
2. Date of application ..... 1/10/2020
3. Search for the year (s) ..... 2015 to 2020
4. Name of office to which the record to be searched or inspected relates ..... BKT
5. Name of person or property to be searched ..... Sattar Kumar Goyal
6. Nature of document ..... Sale & other
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... D
8. From whom received ..... S. K. Masodei
9. Fees paid under Article —  
 F (1) (i)  
 F (2) (ii) ..... AS-7  
 F (2)

Registrar Authorised U/S.7(2)  
of Act XVI of 1908, Jalpaiguri



No. REGN AA 108903

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 14775/8755
- 2. Date of application ..... 1/10/2020
- 3. Search for the year (s) ..... 1990 to 2020
- 4. Name of office to which the record to be searched or inspected relates ... OSR
- 5. Name of person or property to be searched Sajjan Kumar Goyal
- 6. Nature of document ..... Sale ..... Stath
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) R
- 8. From whom received ..... S. K. Marodin
- 9. Fees paid under Article —
- F (1) (i) Rs - 30/-
- F (2) (ii)
- F (2)

*[Handwritten signature]*

Registrar of 3/1/S.7(2)  
Registrar Authorised by S.7(2)  
of Act XVI of 1908, Jalpaiguri





No. REGN AA 108905

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 14777/8757

2. Date of application ..... 1/10/2020

3. Search for the year (s) ..... 1990' to 2020

4. Name of office to which the record to be searched or inspected relates ..... Reg.

5. Name of person or property to be searched ..... SATTAN KUMAR CHOYAL

6. Nature of document ..... Sale & other

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 11

8. From whom received ..... S. K. Maso Lic.

9. Fees paid under Article —  
F (1) (i) .....  
F (2) (ii) ..... Rs-30/-  
F (2) ..... ad

..... Registrar of  
Registrar authorised under (2)  
of Act XVI of 1908, Jaipur



No. REGN AA 108904

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 14776/8756

2. Date of application ..... 1/10/2020

3. Search for the year (s) ..... 1990 to 2020

4. Name of office to which the record to be searched or inspected relates ASSO

Jal

5. Name of person or property to be searched Sajjan Kumar Goyal

6. Nature of document Pass Letter

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2

8. From whom received S. K. Masodei

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

Rs - 30/-

[Signature]

..... Registrar of .....  
Registrar Authorised U/S. 1(2)  
of Act XVI of 1908, Jhalpaiguri



No. REGN W001253

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 12625 / 7532
- 2. Date of application..... 10-9-2020
- 3. Search for the year(s)..... 2015 - 2020
- 4. Name of office to which the record to be searched or inspected relates..... DUT
- 5. Name of person or property to be searched..... Bheupati Prasad Agarnal
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... B
- 8. From whom received..... S.K. Mondal AN
- 9. Fees paid under Article—
  - F (1) (i)
  - F (1) (ii)
  - F (2)

7/2

.....Registrar of.....

Registrar Authorised U/S. 7(2) of Act XVI of 1908, Jalpaiguri



No. REGN W 001257

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 12623/7530.
- 2. Date of application..... 10-9-2020
- 3. Search for the year(s)..... 1990-2020
- 4. Name of office to which the record to be searched or inspected relates..... DR.
- 5. Name of person or property to be searched..... Bahupati Prasad Agarwal
- 6. Nature of document..... Sale..... wal.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... IS
- 8. From whom received..... S.K. Marodia AT
- 9. Fees paid under Article—
  - F (1) (i)
  - F (1) (ii)
  - F (2)

30/-

.....Registrar of.....

Registrar Authorised (15/12/20)  
of the District Sub Registrar, Jalpaiguri



No. REGN W 001258

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 12624/7531
2. Date of application..... 10-9-2020
3. Search for the year(s)..... 1990 - 2020
4. Name of office to which the record to be searched or inspected relates..... Raj'
5. Name of person or property to be searched... B. K. Prasad Agarwal
6. Nature of document..... Sub
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... D
8. From whom received..... S. K. Mahadik Ah
9. Fees paid under Article—
  - F(1) (i)
  - F(1) (ii)
  - F(2)

30/-

.....Registrar of.....

Registrar Authorized  
of Act No. 1308 Jalpaiguri