

Bipul Kumar Sharma

----- L. L. B. ADVOCATE

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Ref :

Date...16/12/2022

To,
M/s JHULELAL BUILDERS
Sukanta Sarani ,
Babupara , Siliguri -4
Dist. Darjeeling

**Sub : - Searching Report on title in respect of the landed
Property of SMT. NIRMALA DEVI RATHI**

Dear Client,

I examined the relevant documents and record on title in respect of the landed property of **SMT. NIRMALA DEVI RATHI (PAN- ACXPR9581N)**, wife of Late Mahabir Prasad Rathi , Indian by Nationality , Hindu by Religion , Business by occupation , resident of Mallaguri More , Ward No.02 , P.O. & P.S. Pradhan Nagar , Siliguri , Dist. Darjeeling , PIN-734003 in the State of West Bengal . During scrutiny of documents produced before me and during my search at the concerned offices (for the period 2011 to uptodate) from the available documents and records at the time of search, prima-facie, it transpired to me as Follows :

1) REPORT ON DEVOLUTION OF TITLE :

Searches have been made in the concerned Registry/ B.L. & L.R.O. Offices in respect of schedule land & got the following transfer :

WHEREAS SMT. NIRMALA DEVI RATHI, became owner of a piece or parcel of land measuring **2 Kathas**, comprised in part of **R.S. Plot No. 219** recorded in **R.S. Khatian No. 2526** situated within Mouza –Siliguri, J.L. No. 110(88) , Pargana – Baikunthapur , within Ward No.02 of Siliguri Municipal Corporation , P.S. Pradhan Nagar , Dist. Darjeeling , by virtue of Purchase from **Narendra Kumar Rathi** S/o Late Jagdish Prasad Rathi , vide registered Sale Deed being No. I-7360 for the year 1990 , registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling.

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WHEREAS SMT. NIRMALA DEVI RATHI also became owner of a piece or parcel of land measuring 1 Katha, comprised in part of R.S. Plot No. 219 recorded in R.S. Khatian No. 2526 situated within Mouza –Siliguri, J.L. No. 110(88) , Pargana – Baikunthapur , within Ward No.02 of Siliguri Municipal Corporation , P.S. Pradhan Nagar , Dist. Darjeeling , by virtue of Purchase from Narendra Kumar Rathi S/o Late Jagdish Prasad Rathi , vide registered Sale Deed being No. I-7359 for the year 1990 , registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling.

WHEREAS SMT. NIRMALA DEVI RATHI also became owner of a piece or parcel of land measuring 2 Kathas 8 Chhataks , comprised in part of R.S. Plot No. 219 recorded in R.S. Khatian No. 2526 situated within Mouza –Siliguri, J.L. No. 110(88) , Pargana – Baikunthapur , within Ward No.02 of Siliguri Municipal Corporation, P.S. Pradhan Nagar , Dist. Darjeeling , by virtue of Purchase from Narendra Kumar Rathi & Others , vide registered Sale Deed being No. I-1246, dated. 26/02/2003 , registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 2003.

WHEREAS SMT. NIRMALA DEVI RATHI also became owner of a piece or parcel of land measuring 1 Katha 5 Chhataks, comprised in part of R.S. Plot No. 219 recorded in R.S. Khatian No. 2526 situated within Mouza –Siliguri, J.L. No. 110(88) , Pargana – Baikunthapur , within Ward No.02 of Siliguri Municipal Corporation , Dist. Darjeeling , by virtue of Purchase from Ashok Kumar S/o Late Vishwanath Prasad @ Biswanath Prasad , vide registered Sale Deed being No. I-1134, dated. 29/05/2014 , registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 2014. Said land has further been specifically allotted under specific boundaries to the said Owner vide Deed of Partition being No. I- 390 , dated. 14/02/2019 registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 2019.

Said land measuring in TOTAL 6 KATHAS 13 CHHATAKS or 0.1126 ACRES is more fully and particularly described in the Clause – 2 hereunder written and hereinafter referred to as “ the said premises”. The aforesaid land has further been mutated/recorded in the name of the Owner under L.R. Khatian No. 7208 , L.R. Plot No. 411 of Mouza- Siliguri Uttar Paschim , Dist. Darjeeling .

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2) DETAILS OF THE PROPERTY , SEARCHED (Schedule):

All that piece or parcel of land measuring **6 KATHAS 13 CHHATAKS or 0.1126 ACRES** , comprised in part of R.S. Plot No. 219 recorded in R.S. Khatian No. 2526 situated within Mouza –Siliguri, J.L. No. 110(88) , Pargana – Baikunthapur , within Ward No.02 of Siliguri Municipal Corporation , bearing SMC Holding No.4/22 , 21/67/3/27 & 107/1/N , P.O. Pradhan Nagar , P.S. Pradhan Nagar , Dist. Darjeeling. L.R. Khatian No. 7208 , L.R. Plot No. 411 of Mouza- Siliguri Uttar Paschim , Dist. Darjeeling

The said land is being bound and butted as follows:

On the North : 23 ft wide Metal Road (Temple Street Road) ;

On the South : Land of Manindra Nath Roy (Roy Company) ;

On the East : Land of Smt. Bhagwani Devi & others ;

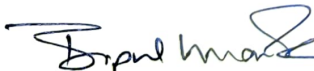
On the West : Hill Cart Road (Approx. 100 ft wide) .

3) OPINION :

From the verification of the above mentioned documents in the concerned Registry Offices and B. L. & L.R. O. Office it prima facie appear to me that the land in question as described in Clause – 2 above is free from all sorts of encumbrances and the **SMT. NIRMALA DEVI RATHI** , wife of Late Mahabir Prasad Rathi has a valid title over the land.

THANKING YOU.

Yours Faithfully,


Bipul Kumar Sharma
Advocate/Siliguri

16/12/2022

BIPUL SHARMA
Advocate/Siliguri

