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Date..... 09 JAN 2026

TO WHOM IT MAY CONCERN

SEARCHING REPORT AND NON ENCUMBRANCES CERTIFICATE

Sub: Detailed Report on Title in respect of landed property owned and possessed by Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar.

I have pursued and scrutinized the relevant papers and documents available in respect of the landed property owned and possessed by Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar, residing at Sadhyak Ram Prasad Sarani Bye Lane, Deshbnadhu Para, P.O. Siliguri Town, P.S. Siliguri, and Dist. Darjeeling. Besides that I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar at Siliguri for the period of 2013-2026 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Siliguri also in other concerned offices and I submit my reports on the basis of documents and records available as follows: -

1. DESCRIPTION OF DOCUMENTS EXAMINED BY ME: -

- a) Photocopy of registered Deed of Sale dated 08-07-1965 executed by Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil to and in favour of Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal Sarkar by virtue of a Deed of Sale, executed on 08-07-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4139 for the year 1965.
- b) Photocopy of bearing L.R. Khatian Nos. 6210, 6211, 6212, 6213, 6214 & 6215, L.R. Plot No. 2626 of L.R. Mouza – Siliguri Dakshin - 2.
- c) Photocopy of Legal Heirs Declaration.

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2. PARTICULARS OF PROPERTY RELEVANT TO SEARCH: -

All that piece or parcel of land measuring 4 Katha 2 Chhataks, recorded under Khatian No. 2882 (R.S.), 6210, 6211, 6212, 6213, 6214 & 6215 (L.R.), Plot Nos. 12170 (R.S.), 2626 (L.R.), situated within Mouza – Siliguri (R.S.), Siliguri Dakshin – 2 (L.R.), J.L. No. 110 (R.S.), 93 (L.R.), Touzi No. 3(Ja), within the limits of Siliguri Municipal Corporation Ward No. 29, situated at Deshbandhu Para, within the jurisdiction of Police Station, Sub-Division, Addl. Dist. Registrar Office - Siliguri and District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:-

- By the North : Land & House of Swapan Sarkar;
- By the South : Land & House of Maya Rani Banerjee;
- By the East : 22 Feet Wide Municipal Road;
- By the West : Land & House of Ila Chanda.

3. REPORT OF DEVOLUTION ON TITLE: -

WHEREAS one Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil was the absolute owner-in-possession of the land measuring 0.13 Acre, appertaining to Plot No. 12170 (R.S.), recorded under Khatian No. 2882 (R.S.), situated within Mouza – Siliguri (R.S.), J.L. No. 110 (R.S.), Ward No. 14 under Siliguri Municipal Corporation, Pargana – Baikunthapur, within the jurisdiction of Police Station – Siliguri, in the District of Darjeeling by virtue of a Deed of Sale, executed on 19-10-1957 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 2843 for the year 1957 and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

And whereas the owner of such possession Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil sold and transferred his part of land measuring 4 Katha 2 Chhatak to and in favour of Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal Sarkar by virtue of a Deed of Sale, executed on 08-07-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4139 for the year 1965. By virtue of such Sale Deed Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal Sarkar became the absolute owner of the land measuring 4 Katha 2 Chhatak in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

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And whereas thereafter the above named Basana Rani Sarkar died intestate on 26-09-2018 leaving behind her three sons namely Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar and two married daughters namely Smt. Prativa Sarkar, wife of Sri Subal Chandra Sarkar and Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury as her only legal heirs and successors to inherit her aforesaid land measuring 4 Katha 2 Chhatak in equal 1/5th undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

And whereas thereafter the above named Prativa Sarkar died intestate leaving behind her two sons namely Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Subal Chandra Sarkar as her only legal heirs and successors to inherit her 1/5th share of aforesaid land measuring 4 Katha 2 Chhatak in equal 1/10th undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

And whereas thus by virtue of inheritance Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar became the absolute owner of the land measuring 4 Katha 2 Chhatak, appertaining to Plot No. 12170 (R.S.), recorded under Khatian No. 2882 (R.S.), situated within Mouza – Siliguri (R.S.), J.L. No. 110 (R.S.), Ward No. 14 under Siliguri Municipal Corporation, Pargana – Baikunthapur, within the jurisdiction of Police Station – Siliguri, in the District of Darjeeling and they are possessing and enjoying the said land in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in the office of the B.L. & L.R.O. at Siliguri and subsequently six separate Khatian has been finally published in their names bearing L.R. Khatian Nos. 6210, 6211, 6212, 6213, 6214 & 6215, L.R. Plot No. 2626 of L.R. Mouza – Siliguri Dakshin - 2.

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4. OPINION: -

- (i) On perusal the documents and records available and conducting searching in the concern offices, it may be certified that the title of the aforesaid land measuring 4 Katha 2 Chhataks as mentioned in Clause-2 hereinabove, owned and possessed by Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar as mentioned is free, clear and marketable.
- (ii) It is certified that neither any acquisition or requisition has been made by the Govt. authority over the aforesaid land nor the same is affected by any scheme of alignment.
- (iii) It is also certified that the aforesaid land is not affected under any restriction of the Urban Land (Celling and Regulation) Act.
- (iv) It is also certified that the aforesaid land is not mortgaged with any bank or financial institution.
- (v) It is further certified that Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar has got saleable and marketable right, title and interest over the aforesaid property as mentioned in Clause-2 hereinabove and they are entitled to create equitable mortgage U/S 58(f) of the Transfer of Property Act, 1882.

Yours faithfully

Tapash Nandi

(Tapash Nandi)
Advocate/Siliguri

Tapash Nandi
Advocate, Siliguri