

Date :-02/06/2025

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of Sri Rajveer (Pan-AFUPR1909J), Son of Sri Ramkhilawan, resident of Krishna Nagar Colony, Chandausi, Post Office and Police Station Chandausi, District Moradabad, Pin-244412, within the State of Uttar Pradesh.

I, being forwarded with the Xerox copy of One Title Deed of Sale, Being No.I-03346, Date 28/06/2021 in the name of Sri Rajveer, Son of Sri Ramkhilawan along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Rajveer

I have conducted searches of the above property for the period of 2015-2025 at the Office of the District Sub-Registrar at Jalpaiguri, District Jalpaiguri and Additional District Sub-Registrar at Jalpaiguri and Rajganj, District Jalpaiguri and Office of the Additional District Sub-Registrar at Bhaktinagar, District Jalpaiguri, and also Office of the Land & Land Reform Office Rajganj, District Jalpaiguri, It could be ascertained that his are the absolute and exclusive owner-in-possession of the aforesaid plot of land more fully described in Clause No.2 of this report and the same is free from all encumbrances and charges whatsoever and his have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and his are not possessing any land in excess of ceiling areas as prescribed under West Bengal Land Reforms Act 1955. During Scrutiny of the documents produced before me and during my search at the above mentioned offices from the available documents and records at the time of search, *prima facie* it is transpired to me as follows: -

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(2)

1. REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Kajiya Roy, was the owner of Land measuring 5.03 acres of land in RS Khatian No.802 in RS Plots No.68, 71 and others plots, RS Sheet No.09, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri.

Thereafter the aforesaid Kajiya Roy, sold and transferred of land measuring 0.33 acre of land in RS Khatian No.802 in RS Plots No.68, 71 and others plots, RS Sheet No.09, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of 1) Sri Samir Kumar Sarkar, 2) Sri Subir Kumar Sarkar, both are Son of Late Nagendra Nath Sarkar and 3) Smt Swapna Bose, Wife of Nirrimalendu Bose by virtue of one Registered Deed of Sale, executed on 22/08/1961 and registered at the office of the Sadar Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in Book No. I, as as Being No. I-5925 for the year 1961.

AND

Thereafter the aforesaid 1) Sri Samir Kumar Sarkar, 2) Sri Subir Kumar Sarkar, both are Son of Late Nagendra Nath Sarkar & 3) Smt Swapna Bose, Wife of Nirrimalendu Bose, sold and transferred of land measuring 20 Katha 0.33 acre of land in RS Khatian No.802 in RS Plots No.68, 71, RS Sheet No.09, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of Sri Dulal Roy, Son of Kedaru Roy, by virtue of one Registered Deed of Sale, executed on 21/07/2000 and registered at the office of the Sub Registrar, Rajganj, Dist Jalpaiguri and recorded in Book No. I, Volume No.5. Page No.341 to 344 as Being No. I-352 for the year 2000.

Thereafter the aforesaid 1) Sri Samir Kumar Sarkar, 2) Sri Subir Kumar Sarkar and 3) Smt Swapna Bose, sold and transferred of land measuring 07 Katha 03 Chattak of land in RS Khatian No.802 in RS Plots No.68, 71, RS Sheet No.09, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of Sri Dulal Roy, Son of Kedaru Roy, by virtue of one Registered Deed of Sale, executed on 13/06/2002 and registered at the office of the District Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in Book No. I, Volume No.35. Page No.333 to 336 as as Being No. I-2939 for the year 2002.

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(3)

Sri Dulal Roy, Son of Kedaru Roy, was the owner of Land measuring (20 Katha + 07 Katha 03 Chattak) total land 20 Katha 03 Chattak of land in RS Khatian No.802 in RS Plots No.68, 71, RS Sheet No.09, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri

AND

Thereafter the aforesaid Sri Dulal Roy, Son of Kedaru Roy, sold and transferred of land measuring 04 Katha 08 Chattak of land in RS Khatian No.802 in RS Plots No.68, RS Sheet No.09, J.L. No.02, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri to and in favour of 1) Sri Sushanta Dhar, 2) Sri Prasanta Dhar and 3) Sri Subrata Dhar, all are Son of Late Suren Dhar, by virtue of one Registered Deed of Sale, executed on 19/07/2002 and registered at the office of the District Sub Registrar, Jalpaiguri, District Jalpaiguri and recorded in Book No. I, Volume No.58. Page No.19 to 22 as as Being No. I-4759 for the year 2002.

Thereafter the aforesaid Sri Sushanta Dhar, Son of Late Suren Dhar being the owner of land recorded the aforesaid Land in LR Plot No.30 in LR Khatian No.49, Mouza Dabgram, LR Sheet No.30, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid Sri Prasanta Dhar, Son of Late Suren Dhar being the owner of land recorded the aforesaid Land in LR Plot No.30 in LR Khatian No.49, Mouza Dabgram, LR Sheet No.30, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid Sri Subrata Dhar, Son of Late Suren Dhar being the owner of land recorded the aforesaid Land in LR Plot No.30 in LR Khatian No.49, Mouza Dabgram, LR Sheet No.30, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

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(4)

Thereafter the aforesaid 1) Sri Sushanta Dhar, 2) Sri Prasanta Dhar and 3) Sri Subrata Dhar, all are Son of Late Suren Dhar, sold and Land measuring 04 Katha 08 Chattak of land in RS Khatian No.802 corresponding to LR Khatian No.49, 48, 50 in RS Plot No.68 corresponding to LR Plot No.12, RS Sheet No.09, LR Sheet No.30, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri to and in favour of 1) Sri Surendra Kumar Mittal, Son of Late Hanuman Das Mittal and 2) Smt Sushila Devi Mittal, Wife of Sri Surendra Kumar Mittal, by virtue of one Registered Deed of Sale, executed on 27/06/2018 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in Book No. I, as Volume No.0711 at Page No.101040 TO 101066 as Being No. I-04278 for the year 2018.

Thereafter the aforesaid Sri Surendra Kumar Mittal being the owner of Land recorded the aforesaid land in LR Plot No.30 in LR Khatian No.360, Mouza Dabgram, LR Sheet No.30, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid Smt Sushila Devi Mittal being the owner of Land recorded the aforesaid land in LR Plot No.30 in LR Khatian No.361, Mouza Dabgram, LR Sheet No.30, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

Thereafter the aforesaid 1) Sri Surendra Kumar Mittal, Son of Late Hanuman Das Mittal and 2) Smt Sushila Devi Mittal, Wife of Sri Surendra Kumar Mittal, sold and Land measuring 04 Katha 08 Chattak of land in RS Khatian No.802 corresponding to LR Khatian No.360, 361 in RS Plot No.68 corresponding to LR Plot No.12, RS Sheet No.09, LR Sheet No.30, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri to and in favour of Sri Rajveer, Son of Sri Ramkhilawan, by virtue of one Registered Deed of Sale, executed on 28/06/2021 and registered at the office of the Additional District Sub Registrar, Bhaktinagar, District Jalpaiguri and recorded in Book No. I, as Volume No.0711 at Page No.107741 to 107763 as Being No. I-03346 for the year 2018

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(5)

That by virtue of aforesaid purchase Sri Rajveer, Son of Sri Ramkhilawan, became the sole, absolute and executive owner of Land measuring 04 Katha 08 Chattak of land in RS No.802 corresponding to LR Khatian No.360, 361 in RS Plot No.68 corresponding to LR Plot No.12, RS Sheet No.09, LR Sheet No.30, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri having permanent heritable and transferable right title and interest therein

Thereafter the aforesaid Sri Rajveer, Son of Sri Ramkhilawan being the owner of Land measuring 0.0743 acre recorded the aforesaid Land in LR Plot No.30 in LR Khatian No.460, Mouza Dabgram, LR Sheet No.30, J.L. No.02, Police Station Bhaktinagar, District Jalpaiguri from Office of the Block Land and Land Reform Office, Rajganj, District Jalpaiguri

2. DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 04 Katha 08 Chattak or 0.0743 acres of land in RS Khatian No.802 corresponding to LR Khatian No.460 in RS Plot No.68 corresponding to LR Plot No.12, RS Sheet No.09, LR Sheet No.30, J.L. No.02, Pargana Baikunthapur, Ward No.41 of S.M.C. Police Station Bhaktinagar, District Jalpaiguri within the State of West Bengal.

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By 16 Ft. wide Matel Road(Thakur Panchanan Lane).
SOUTH : By Land and house of Anand Surta & Raj Kumari Devi.
EAST : By Land of Aban Sarkar.
WEST : By Land of Subhas Kundu.

OPINION:-

01. I am satisfied that the Title of the aforesaid Land in clause- 2 owned and possessed by Sri Rajveer, Son of Sri Ramkhilawan, after being purchased through a Deed of Sale, Being No.I-03346, Date 28/06/2021, has acquired a valid clear and marketable title to the property and the said property is free from all encumbrances and attachment and doubts Bank may create equitable mortgage on the said land / Property.

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02. It is certified that neither any acquisition/ requisition made by the Government or by any other authority / authorities, concerned and it is not affected by any scheme of alignment.

03. It is further, certified that the property is not affected under any of the provisions of Urban Land Ceiling and Regulation Act, 1976.

04. That it could be further ascertained that the Land in question is not vested in favour of the State of West Bengal.

05. I have made necessary enquiries from the respective authorities and certify that the said property is not affected by any acquisition of the Corporation or any other authority or by any scheme of alignment of the Corporation. I certify that from the available documents it could be ascertained that all rents, taxes, and other public dues payable in respect of the abovementioned Landed property have been paid up-to date for the period of B.S.1431 (Corresponding to the year of 2025-2026).

06. It is certified that Sri Rajveer, Son of Sri Ramkhilawan, I am the absolute owner-in-possession of Land measuring 04 Katha 08 Chattak (Since the classification of the Land is Agriculture(Dhala) and his have a good marketable and saleable right title and interest over the aforesaid Property.

3. PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Registered Title Deed of Sale, Being No.I-03346, Date 28/06/2021 in the name of Sri Rajveer, Son of Sri Ramkhilawan – Xerox.
- Certified Copy of the New L.R. Khatian No.460 in the name of Sri Rajveer, Son of Sri Ramkhilawan
- Searching Receipt – Original.

Kalyan Paul
Yours Faithfully,

(Kalyan Paul)
Advocate, Siliguri.

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