

RATAN CHANDRA BASAK

RESIDENCE & CHAMBER

ADVOCATE, SILIGURI COURT,
DIST. DARJEELING (W.B.), PIN-734001,
Cont: 98323-73830



Nort Bharat Nagar,
Siliguri
Dist. Darjeeling,
PIN-734006(W.B.)

Ref No.

Date 01-02-2023


TO WHOM IT MAY CONCERN

PRESENT OWNER OF THE SCHEDULE MENTIONED PROPERTY (AS PER DEED OF GIFT BEARING DOCUMENT NO. 0954 & 0955 DATED 04/02/2003, AND GIFT BEARING DOCUMENT NO. 040202176 DATED 18/08/2003 REGISTERED IN THE OFFICE OF THE ADDITIONAL DRISTRICT SUB-REGISTRAR, SILIGURI, DIST. DARJEELING):-

- 1. SRI DEBASHISH BISWAS**, Son of Late Debendra Nath Biswas, Hindu by religion, Private Service by occupation, Indian by nationality, resident of 173 Ramkrishna Road, Asshrampara, Ward No. 14 of S.M.C, Post Office-Siliguri, Police Station-Sil;iguri, District-Darjeeling, in the State of West Bengal, PIN-734001.
- 2. SRI ASHISH BISWAS**, Son of Late Debendra Nath Biswas, Hindu by religion, business by occupation, Indian by nationality, resident of 173 Ramkrishna Road, Asshrampara, Ward No. 14 of S.M.C, Post Office-Siliguri, Police Station-Sil;iguri, District-Darjeeling, in the State of West Bengal, PIN-734001.

PARTICULARS OF DOCUMENS EXAMINED BY ME:-

1. Photocopy of the original Deed of Gift being Document No. 040202176 for the year 2023, registered in the office of the Additional District Sub-Registrar, Siliguri, and Dist. Darjeeling, executed by Smt. Bipasa Biswas, Smt Sujata Pal in favour of Sri.Debasish Biswas, Sri. Ashish Biswas.
2. Photocopy of the original Deed of Gift being Document No. 0954 for the year 2003, registered in the office of the Additional District Sub-Registrar, Siliguri, and Dist. Darjeeling, executed by Sri. Debendra Nath Biswas in favour of Sri Sri Debasish Biswas.
3. Photocopy of the original Deed of Gift being Document No. 0955 for the year 2003, registered in the office of the Additional District Sub-Registrar, Siliguri,


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Advocate, Siliguri
WB-1416/1981

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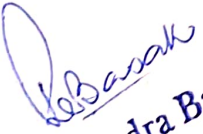
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and Dist. Darjeeling, executed by Sri. Debendra Nath Biswas I in favour of Sri Sri Ashish Biswas.

4. Photocopy of the original Deed of Gift being Document No. 0379 for the year 1956, registered in the office of the Additional District Sub-Registrar, Siliguri, and Dist. Darjeeling, executed by Smt. Dineshwar Roy in favour of Sri. Debendra Nath Biswas.
5. Certified copy of L.R. Khatian, being L.R. Khatian No. 10419, in L.R. Plot No. 999, J.L. No. 110(88), of Mouza – Siliguri Madhya Paschim, P.S.Siliguri, Dist. Darjeeling, in the name of Sri. Debasish Biswas.
6. Certified copy of L.R. Khatian, being L.R. Khatian No. 10420, in L.R. Plot No. 999, J.L. No. 110(88), of Mouza – Siliguri Madhya Paschim, P.S.Siliguri, Dist. Darjeeling, in the name of Sri. Ashish Biswas.
7. Photocopy of B.L. & L.R.O. land revenue/Khazna receipt, being receipt No. REVE2025040512930 dated 19-10-2025, khazna paid up to 1427 B.S., paid by Sri. Debasish Biswas.
8. Photocopy of B.L. & L.R.O. land revenue/Khazna receipt, being receipt No. REVE2025040512931 dated 19-10-2025, khazna paid up to 1427 B.S., paid by Sri. Ashish Biswas.
9. Photocopy of R.S. Khatian, being R.S. Khatian No. 5355/1 of Mouza Siliguri, J.L. No.110(88), in the name of (Smt. Dineshwar Roy).


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DESCRIPTIONS OF LAND / PROPERTIES:-

SCHEDULE

All that piece or parcel of land measuring 4 Katha 10 Chhatak 20 (Twenty) Sq. ft, appertaining to and forming part of R.S. Plot No. 955 corresponding to L.R. Plot No. 999, recorded in R.S. Khatian No. 5355/1 corresponding to L.R. Khatian No. 10419 & 20420, in R.S. Sheet No. 02, J.L. No. 110(88) Situated within Mouza – Siliguri now Siliguri Madhya Paschim, Paragana - Baikunthapur, under Siliguri Municipal Corporation Ward No. 14, P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows (As Per title deed):-

North	-	Sold land of First Parties / Land Owners;
South	-	17-0" Wide S.M.C Metal Road;
East	-	Land and House of Banka Behari Paul;
West	-	20-0" Wide S.M.C Metal Road;

REPORT ON DEVOLUTION:-

That **Debendra Nath Biswas** son of Late Jogendra Nath Biswas was the recorded owner of total land measuring 9 Kathas, recorded in R.S. Khatian No. 5355/1, in R.S. Plot No. 955, situated within Mouza – Siliguri, J.L. No. 110 (88) , Pargana Baikunthapur, Police Station Siliguri, District – Darjeeling and they have/had been enjoying and possessing the said land.

And thereafter said Debendra Nath Biswas sold land measuring 4 Katha 5 Chhatak 25 (Twenty Five) Sq. ft to person or any persons at his life time out of 9 Kathas of land and now said Debendra Nath Biswas as physical possession of land measuring 4 Katha 10 Chhatak 20 (Twenty) Sq. ft having permanent, heritable and transferrable right, title and interest therein.

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And whereas the **Debendra Nath Biswas** decided to make absolute/to gift of land measuring each 1 Kathas 15 Chattaks in *favour of* Debasish Biswas and Ashish Biswas out of his aforesaid land measuring 9 Kathas as fully described the Schedule.

And whereas thereafter the abovenamed **Debendra Nath Biswas** died intestate leaving behind him, his two sons namely Sri Debasish Biswas, Sri. Ashish Biswas and two daughters namely Smt. Bipasa Biswas, Smt Sujata Pal as his only legal heirs and successors as per provisions of Hindu Succession Act, 1956. Accordingly, the above named Sri Debasish Biswas, Sri. Ashish Biswas, Smt. Bipasa Biswas, & Smt Sujata Pal jointly inherited the undivided 1/4th each share of the aforesaid total land measuring 560 Sq.Ft. left by the deceased **Debendra Nath Biswas** having permanent, heritable and transferrable right, title and interest therein.

And whereas the above named (1) Smt. Bipasa Biswas, (2) Sri Smt Sujata Pal, both are daughters of Late Jogendra Nath Biswas jointly Gift land measuring 280 Sq.ft out of their aforesaid total land measuring 560 Sq.Ft, situated within Mouza – Siliguri, recorded in R.S. Khatian No. 5355/1, in R.S. Plot No. 955, under R.S. J.L. No. 110 (88) , Pargana Baikunthapur, Police Station Siligurii, District – Darjeeling, to and in favour of Sri Debasish Biswas and Sri. Ashish Biswas, by virtue of a registered Deed of Gift, registered on 17/08/2023, being Document No. 040202176 for the year 2023, registered in Book No. I, Volume No. 0402-2023, Pages from 56423 to 56439, registered in the office of the District Sub-Registrar Siliguri and since the date of such Donees the abovenamed Sri Debasish Biswas and Ashish Biswas became the absolute owners of said land measuring 4 Katha 10 Chhatak 20 (Twenty) Sq. ft *and* having permanent, heritable and transferrable right, title and interest therein.

SEARCH AND INVESTIGATION:-

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I have caused search and investigation from the [✓]date^{of} available ^{on} documents from 2003 to 2023 at District Sub-Registry Office, Darjeeling, Additional District Sub-Registry Office, Siliguri, and Dist. Darjeeling.

CERTIFICATE:-

I have scrutinized the Photocopy of Title Deed and related documents mentioned in clause 1 above intended to be relating to the property and submitted to me and I am of the view on the basis of the documents submitted to me without any prejudice prima-facie and I state as follows: -

- There is no claim from minors and their interest in the property as it appears from the documents submitted to me.
- That the further transpire that land in question is not effected under the provision of Urban land (ceiling and regulations) Act 1976.
- That the property is clear and marketable title over the Schedule property.

I certify that 1. SRI DEBASHISH BISWAS, Son of Late Debendra Nath Biswas, Hindu by religion, Private Service by occupation, Indian by nationality, resident of 173 Ramkrishna Road, Asshrampara, Ward No. 14 of S.M.C, Post Office-Siliguri, Police Station-Sil;iguri, District-Darjeeling, in the State of West Bengal, PIN-734001.

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Thanking you

yours faithfully

Place :- Siliguri.

(RATAN CHANDRA BASAK)

Advocate, Siliguri.