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Date: 26/05/2025

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of M/S SARADA CONSTRUCTION, SRI DILIP KUMAR SAHA and SRI ASHOK KUMAR SAHA of Nabagram, Sreemaa Sarani, Ward no 33 of Siliguri Municipal Corporation, P.S. & P.O. Bhaktinagar now New Jalapiguri, District Jalpaiguri, Pin 734007 to ascertain as to whether any transfer is made in respect to the total land measuring 8 Kathas 13.57 Chhataks or more or less 0.1463 acre, recorded in R.S. Khatian No. 2036/1, L.R. Khatian Nos. 157, 23 & 24, appertaining to R.S. Plot no. 183/1124, L.R. Plot No. 74, situated within Mouza Dabgram, J.L. No. 02, Sheet no. 15 (R.S) 162 (L.R), Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, Pin 734005, which is more specifically described in the schedule hereinunder.

On perusal of the available documents produced before me, prima-facie, it transpires to me as follows :-

1) DESCRIPTION OF LAND :-

ALL THAT PIECE OR PARCEL of homestead land measuring 8 Kathas 13.57 Chhataks or more or less 0.1463 acre, recorded in R.S. Khatian No. 2036/1, corresponding to L.R. Khatian Nos. 157, 23 & 24, appertaining to R.S. Plot no. 183/1124, corresponding to L.R. Plot No. 74, situated within Mouza Dabgram, J.L. No. 02, Sheet no. 15 (R.S) 162 (L.R), Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, Pin 734005, in the state of West Bengal.

The total land of M/S SARADA CONSTRUCTION is butted and bounded as follows:

On the North	:	Land & House of Dilip Saha & Brothers,
On the South	:	Land of Cazurina Apartment,
On the East	:	Land of Sri Dilip Saha & Brothers &
On the West	:	35 ft. wide S.M.C. Road.

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The total land of SRI DILIP KUMAR SAHA and SRI ASHOK KUMAR SAHA is butted and bounded as follows:

On the North	:	Land & House of Kusum Dutta,
On the South	:	Land of Bhupendra Nath Paul,
On the East	:	Land of Sri Dilip Bhowmick & 16ft. S.M.C. Road,
On the West	:	Land of Bhupendra Nath Paul.

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that one BHUPENDRA NATH PAUL @ BHUPEN PAUL, Son of Late Bholanath Paul and RABINDRA NATH PAUL, Son of Late Jogesh Chandra Paul, were the sole and absolute joint owners of all that piece or parcel of land measuring **52 Decimals**, recorded in R.S. Khatian No. 2036/1, appertaining to and forming part of R.S. Plot No. 183/1124, situated within Mouza DABGRAM, J.L. No. 02, R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale, being No. **I-6550 for the year 1964**, entered in Book No. I, Volume No. 59, pages from 238 to 240, registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, executed by SMT. PATU DASI, Wife of Late Baipuya Bhagat of Siliguri, Dist. Darjeeling.

Thereafter RABINDRA NATH PAUL Sold and transferred an area of land measuring 26 Decimals within specific boundary, being his total share in the aforesaid land, to and in favour of his brother SUNIL KUMAR PAUL (now deceased), Son of Late Bholanath Paul of Nabagram, P.S. Raiganj now New Jalpaiguri, District Jalpaiguri, by a registered Deed of Sale being No. **I-2470 for the year 1990**, registered in Book No. I, Volume No. 22, pages from 109 to 114, registered at the office of the 2nd Sadar Joint Sub-Registrar Jalpaiguri at Raiganj. In the said Deed, said Bhupendra Nath Paul @ Bhupen Paul has been made confirming party and being the confirming party thereof said Bhupendra Nath Paul @ Bhupen Paul confirms about the amicable partition made between said Bhupendra Nath Paul @ Bhupen Paul and Rabindra Nath Paul and since the date of such transfer said enjoying his 26 Decimals of land within specific boundary which is well

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within the knowledge of one and all. It is Pertinent to mention herein that said Sunil Kumar Paul transferred his 26 Decimals of land to the different buyers within specific boundary and presently they have been occupying their respective land within specific boundary without any interruption or interference from anybody whosoever.

During enjoyment of the said land, said Bhupendra Nath Paul @ Bhupen Paul sold and transferred a piece or parcel of land measuring **2 katha 10 chatak**, recorded in R.S. Khatian No. 2036/1, appertaining to and forming part of R.S. Plot No. 183/1124, situated within Mouza DABGRAM, J.L. No. 02, R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale, being No. **I-1362 for the year 1999**, entered in Book No. I, Volume No. 15, pages from 305 to 308, registered at the office of the Sub-Registrar, Rajganj, Dist. Jalpaiguri, to and in favour of SRI DILIP KUMAR SAHA, SRI ASHOK KUMAR SAHA, SRI UTTAM KUMAR SAHA, SRI GOUTAM KUMAR SAHA AND SRI SANJIB KUMAR SAHA, all sons of Late Shankar Lal Saha, of Nabagram, Siliguri.

Thereafter SRI UTTAM KUMAR SAHA, SRI GOUTAM KUMAR SAHA AND SRI SANJIB KUMAR SAHA Gifted their 3/5th undivided share to their brothers SRI DILIP KUMAR SAHA and SRI ASHOK KUMAR SAHA through a Deed of Gift being no. **I-0711-02330 for the year 2022**, entered in Book No. I, Volume No. 0711-2022, pages from 76197 to 76227, registered at the office of the Add. Dist. Sub-Registrar, Bhaktinagar, Dist. Jalpaiguri and said SRI DILIP KUMAR SAHA and SRI ASHOK KUMAR SAHA became the absolute owner in possession of said piece of land measuring **2 katha 10 chatak**, recorded in R.S. Khatian No. 2036/1, appertaining to and forming part of R.S. Plot No. 183/1124, situated within Mouza DABGRAM, J.L. No. 02, R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri and after the mutation, SRI DILIP KUMAR SAHA and SRI ASHOK KUMAR SAHA recorded their names, in the Office of the B.L & L.R.O, Rajganj and New LR khatian has been issued being no. **23** appertaining to L.R Plot No. 74 Sheet no. 162 (L.R), in the name of SRI DILIP KUMAR

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(04)

SAHA, in respect of the land measuring 0.0207 Acres and LR Khatian being No 24 appertaining to L.R Plot No. 74 Sheet no. 162 (L.R), in the name of SRI ASHOK KUMAR SAHA, in respect of the land measuring 0.0206 Acres.

Whereas said Balaram Das died intestate, leaving behind him, his wife 1. SMT ASHITA PAUL (wife) 2. SRI INDRAJIT PAUL (son) 3. SMT. ISHITA SARKAR (daughter) as his only legal heirs to inherit his land measuring 6 katha 3.57 chatak, as per the provision of Hindu Succession act 1956 after that said SMT ASHITA PAUL, SRI INDRAJIT PAUL and SMT. ISHITA SARKAR, sold and transferred said piece of land measuring 6 katha 3.57 chatak, recorded in R.S. Khatian No. 2036/1, appertaining to and forming part of R.S. Plot No. 183/1124, situated within Mouza DABGRAM, J.L. No. 02, R.S. Sheet No. 15, under Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, by virtue of a registered Deed of Sale, being No. I-0711-00586 for the year 2024, entered in Book No. I, Volume No. 0711-2024, pages from 14873 to 14896, registered at the office of the Add. Dist. Sub-Registrar, Bhaktinagar, Dist. Jalpaiguri, to and in favour of M/S SARADA CONSTRUCTION of Nabagram, Siliguri.

Thereafter M/S SARADA CONSTRUCTION mutated and recorded its name in the office of the B.L. & L.R.O, Rajganj and became a recorded owner of the L.R. Khatian No. 517 in L.R. Plot No. 74, consist of total land measuring 0.1030 acre or 6 Katha 3.57 Chhatak in within Mouza Dabgram, Sheet No. 162 (L.R.), Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri and they have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, mortgages, attachments, demands, lispendences and trust whatsoever and howsoever from any corner and they have been in khas and physical possession of the said land having permanent, heritable and transferable right, title and interest thereon and every part thereof.

From the Website of the Land & Land Reforms and Refugee Relief and Rehabilitation Dept. (Govt. of West Bengal) and from the copy of Khatians issued from the office of the B.L. & L.R.O., Rajganj, as enclosed herewith, it appears that the name of said 1. M/S SARADA CONSTRUCTION 2. SRI



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DILIP KUMAR SAHA and 3. SRI ASHOK KUMAR SAHA have duly been recorded in the R.O.R., Siliguri, consisting of **L.R. Plot no. 74 in L.R Khatian no. 517, 23 & 24 (L.R) in Sheet no 162 (L.R), Mouza Dabgram, Dist Darjeeling** and the said Plot no. 74 has been classified as DANGA.

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1431 B.S. for the said total Land.

Considering the above I am, prima-facie, of the opinion as enumerated hereunder :-

01) **OPINION:**

a) From the documents, it is appeared that namely 1. M/S SARADA CONSTRUCTION 2. SRI DILIP KUMAR SAHA and 3. SRI ASHOK KUMAR SAHA, as per the aforesaid Deeds, jointly are the owner of the land measuring 8 katha 13.57 chatak or more or less 0.1463 Acre but have duly mutated and recorded their said total piece of land in the office of the B.L. & L.R.O, Rajganj and became a recorded owner of the of **L.R Khatian no. 517, 23 & 24 (L.R) respectively, in L.R Plot no 74** consist of total land measuring 0.1443 Acre.

b) From the documents submitted to me I did not find any adverse which could lead me to opine that the property in question is encumbered or that the same is either acquisition or requisition by the Govt.

c) That it further transpires that the land in question is not affected under any provision of urban Land (Ceiling & Regulations) Act, 1976.

d) From the Certified Copy of Khatian issued from B.L. & L.R.O. Rajganj, it appears that the land in question is classified as "DANGA".

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e) I certify that the above Title Deed produced before me is genuine.

f) On perusal of the documents submitted to me, I am, prima-facie, of the opinion that the property in question as described in Clause-1 above is free, clear, saleable, marketable and mortgageable one, subject to verification of original Deed of Conveyances and other related documents.


(SOMA PAUL)
Advocate/Siliguri.

