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SISIR KUMAR DAS  
ADVOCATE, SILIGURI.

RESIDENCE :  
HAKIM PARA, SILIGURI.  
P.O.Siliguri,Dt.Darjeeling

Ref No :

Date : 09/12/2024.

TO WHOM IT MAY CONCERN

I have perused and examined the Xerox copy of Deed No.1685-for the year 2008, Deed No.1941-for the year 2023, Deed No.2213-for the year 2023, and other connected papers and documents in relation to the property of (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh, All Sons of Late Narayan Chandra Ghosh and (4) Sri Amlan Ghosh, Son of Late Naresh Chandra Ghosh @ Naresh Ghosh, No.1 is resident of Bipin Paul Sarani bye lane, Subhaspally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, No.2 is resident of Saptanir Apartment, 567/25, J.C. Bose Road bye lane, Subhash Pally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, No.3-is resident of 34, Anjuman Ara Begam Row, Kolkata, Tollygunge, P.O. Tollygunge, P.S. Golf Green, Dist. Kolkata, Pin 700033, No.4 is resident of J.C. Bose Road, College Para, Ward No.17 of the S.M.C., Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, and I have conducted necessary searches in the office of the Addl. Dist. Sub-Registrar, Siliguri, and my findings in respect of the said property is as follows :-

(1) DEVOLUTION / HISTORY OF LAND :

That Sri Narayan Chandra Ghosh (Now Deceased), Son of Late Dinesh Chandra Ghosh of Siliguri, was the Recorded owner of Homestead land measuring 0.12-acre, together with old Tin shed house etc. standing thereon, in R.S. Plot / Dag No.10924, recorded in R.S. Khatian No.3277 of Mouza Siliguri, J.L.No.110, revised J.L.No.88, P.S. Siliguri, Dist. Darjeeling.

That thereafter above named Narayan Chandra Ghosh died intestate on 07-04-1984, leaving the following persons, as his only legal heirs to inherit his said property, in accordance with the provisions of the Hindu Succession Act. 1956 :-

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09/12/2024  
SISIR KUMAR DAS  
Advocate, Siliguri

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- |  |                |
|--|----------------|
| (1) Smt. Ganga Rani Ghosh (now deceased)                   | .... Wife;     |
| (2) Sri Dilip Kumar Ghosh (now deceased)                   | .... Son;      |
| (3) Sri Naresh Chandra Ghosh (now deceased)                | .... Son;      |
| (4) Sri Swapan Kumar Ghosh                                 | .... Son;      |
| (5) Sri Shyamal Ghosh                                      | .... Son;      |
| (6) Sri Subrata Ghosh                                      | .... Son;      |
| (7) Smt. Gouri Dey (Ghosh)<br>(W/o Late Bimal Chandra Dey) | .... Daughter; |
| (8) Smt. Gita Das (Ghosh)<br>(W/o Late Manik Chandra Das)  | .... Daughter; |

That thereafter above named Dilip Kumar Ghosh, died intestate on 01-12-1997, and his Wife Smt. Susmita Ghosh, died intestate on 05-03-2020, leaving their only Daughter –Miss. Priyanka Ghosh, as their only legal heirs to inherit there undivided share of the said property, in accordance with the provisions of the Hindu Succession Act. 1956.

That thereafter above named Smt. Gangarani Ghosh died intestate on 28-05-2006, leaving the following persons, as her only legal heirs to inherit her undivided share in the said property, in accordance with the provisions of the Hindu Succession Act, 1956 :-

- |  |                      |
|--|----------------------|
| (1) Sri Naresh Chandra Ghosh (now deceased)                | .... Son;            |
| (2) Sri Swapan Kumar Ghosh                                 | .... Son;            |
| (3) Sri Shyamal Ghosh                                      | .... Son;            |
| (4) Sri Subrata Ghosh                                      | .... Son;            |
| (5) Smt. Gouri Dey (Ghosh)<br>(W/o Late Bimal Chandra Dey) | .... Daughter;       |
| (6) Smt. Gita Das (Ghosh)<br>(W/o Late Manik Chandra Das)  | .... Daughter;       |
| (7) Miss. Priyanka Ghosh                                   | .... Grand Daughter; |

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That thereafter above named Naresh Chandra Ghosh, died intestate on 27-06-2008 leaving the following persons, as his only legal heirs to inherit his undivided share of the said property, in accordance with the provisions of the Hindu Succession Act. 1956 :-

- |  |                |
|--|----------------|
| (1) Smt. Ratna Ghosh                             | .... Wife;     |
| (2) Sri Amlan Ghosh                              | .... Son;      |
| (3) Smt. Abira Ghosh<br>(W/o Sri Abhijeet Ghosh) | .... Daughter; |

That thereafter above named Smt. Gouri Dey (Ghosh), gifted her 1/7<sup>th</sup> undivided share of said land measuring 0.12-acre (i.e. 0.01715-acre approx.), to and in favour of her Brother –Sri Swapan Kumar Ghosh, Son of Late Narayan Chandra Ghosh, resident of Bipin Paul Sarani bye lane, College Para, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, on 04.08.2008 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, CD Volume No.11, pages 2511 to 2531, being document No.1685-for the year 2008.

That thereafter the said old house already demolished by the parties hereof.

That thereafter above named (1) Smt. Ratna Ghosh and (2) Smt. Abira Ghosh, gifted her 2/3<sup>rd</sup> of 1/7<sup>th</sup> undivided share of said total land measuring 0.12-acre, i.e. Land measuring 0.0114-Acre, to and in favour of –Sri Amlan Ghosh, on 24.07.2023 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.1941-for the year 2023.

That thereafter (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan Ghosh, (5) Smt. Gita Das (Ghosh) and (6) Miss Priyanka Ghosh, executed a Deed of Partition No.2213, dated 21-08-2023 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri, with respect to the said total land, and by virtue of said Deed of Partition abovenamed (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan Ghosh, acquired land measuring 0.06-acre, in their absolute ownership and physical possession.

(contd. to next sheet)

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In view of the aforesaid facts abovenamed (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan Ghosh, became the absolute owners-in-possession of said Vacant Homestead Land measuring 0.06-acre, as fully described in the Schedule appended below hereinafter referred to as "**BELOW SCHEDULED PROPERTY**" for the sake of brevity.

That thereafter above named (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan Ghosh, have entered into an Agreement for Development with the Developer – "**SUNSHINE REALTORS**", with respect to their said below Scheduled property, and the said Development Agreement was registered in the office of the Addl. Dist. Sub-Registrar Siliguri, in Book No.I, being document No.2243-for the year 2023, and the Development Power Attorney was also registered in the office of the Addl. Dist. Sub-Registrar Siliguri, in Book No.I, being document No.2247-for the year 2023.

### (2) RESULT OF THE SEARCHES :

I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar, Siliguri, for the years 2012 to 2024 (upto 04-12-2024), vide search application No.0402010182, dated 04-12-2024, and nothing was found except the above mentioned Deed with respect to the said below scheduled property, affecting the right, title and interest of above named (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan Ghosh, with respect to their said below scheduled property. And also obtained Court Information Slip from the Court of the Ld. Civil Judge, Senior Division, Siliguri, and Ld. Civil Judge, Junior division, Siliguri for the years 2013 to 2024 (upto 02-11-2024).

### (3) OPINION :

In view of the above observations, I am of opinion that abovenamed (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan Ghosh, are the absolute owners in possession of the said below scheduled property.

(contd. to next sheet)

04/12/2024  
SISIR KUMAR DAS  
Advocate, Siliguri



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ADVOCATE, SILIGURI.

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**:SCHEDULE OF THE PROPERTY:**

All that piece or parcel of Homestead measuring 0.06-Zero point zero six acre in R.S. Plot / Dag No.10924 (Ten thousand nine hundred twenty four), recorded in R.S. Khatian No.3277 (Three thousand two hundred seventy seven), of Mouza Siliguri, J.L.No.110 (88), corresponding to L.R.Plot No.7409, recorded in L.R. Khatian Nos.13434, 13435, 13436 & 13437, of Mouza Siliguri, J.L.No.110 (88), Present Mouza Siliguri Purba, J.L.No.92, identified as Holding No.5/103/35 of Ward No.XVII of the Siliguri Municipal Corporation, situated at Bipin Pal Sarani bye Lane, College para, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dist. Darjeeling.

**The said land is presently butted and bounded as follows:**

- On the North : Land with house of Sri Narayan Ghosh & others; Now Kanan Apartment;  
On the South : 17-feet wide approx. Siliguri Municipal Corporation Road;  
On the East : Land with house of Sri Santosh Ghosh;  
On the West : Land of Sri Swapan Kumar Ghosh & others.

Encl:

- 1) Search receipt
  - 2) Court Information Slip.
- as stated above.

*Sisir Kumar Das.*  
Advocate, Siliguri, 09/12/2024.

SISIR KUMAR DAS  
Advocate, Siliguri

Government of West Bengal  
Office of the SILIGURI (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 04-12-2024

Serial No of Application      0402010182/2024      Search No      0402010182/2024  
Search for the Years      From 2012 To 2024      Record Available      From 24/01/2008 onwards  
Name of Person to be Searched      First Name : Swapan Kumar Last Name : Ghosh  
From whom Received      S K Das  
Fees Paid under Articles      F1(i) 2/-      F1(ii) 12/-

**Search Result:**

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Swapn Kumar Ghosh Son of Sri Hari Das Ghosh Pradhan Nagar City: SILIGURI MC, District: Darjeeling, PS: Pradhan Nagar State: WEST BENGAL, Country: India	Status: Donor Transaction: Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202055/2012 Query No: 0402005416 /2012 Serial No: 040202556 /2012 Page No: 1239 to 1254 Date of Registration: 30/07/2012 Date of Completion: 30/07/2012 Date of Delivery: 30/07/2012
2	Swapn Kumar Ghosh Son of Late Niranjan Kumar Ghosh Deshbandhupara, Ward No- 30 City: SILIGURI MC, District: Darjeeling, PS: Siliguri State: WEST BENGAL, Country: India	Status: Donor Transaction: Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201737/2014 Query No: 0402004852 /2014 Serial No: 040202622 /2014 Page No: 3548 to 3569 Date of Registration: 27/08/2014 Date of Completion: 27/08/2014 Date of Delivery: 27/08/2014
3	Swapn Kumar Ghosh Son of Late Niranjan Kumar Ghosh Deshbandhupara, Ward No. 30 City: SILIGURI MC, District: Darjeeling, PS: Siliguri State: WEST BENGAL, Country: India	Status: Donee Transaction: Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201768/2014 Query No: 0402004851 /2014 Serial No: 040202675 /2014 Page No: 4204 to 4226 Date of Registration: 01/09/2014 Date of Completion: 01/09/2014 Date of Delivery: 01/09/2014
4	Swapn Kumar Ghosh Son of Late Ballav Chandra Ghosh  District: Darjeeling, PS: Siliguri, Pin: 734005, State: West Bengal,, Country: India,	Status: Donee Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201484/2015 Query No: 04021000152928/2015 Serial No: 0402002111/2015 Page No: 13696 to 13708 Date of Registration: 15/07/2015 Date of Completion: 15/07/2015 Date of Delivery: 16/07/2015
5	Swapn Kumar Ghosh Son of Late Ballav Chandra Ghosh  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734005, State: West Bengal,, Country: India,	Status: Donor Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201485/2015 Query No: 04020000415791/2015 Serial No: 0402002112/2015 Page No: 13709 to 13723 Date of Registration: 15/07/2015 Date of Completion: 15/07/2015 Date of Delivery: 16/07/2015
6	Swapn Kumar Ghosh Son of Late Ballav Chandra Ghosh  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734005, State: West Bengal,, Country: India,	Status: Donee Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040200960/2016 Query No: 04020000496529/2016 Serial No: 0402001165/2016 Page No: 21873 to 21886 Date of Registration: 29/04/2016 Date of Completion: 03/05/2016 Date of Delivery: 05/05/2016
7	Swapn Kumar Ghosh Son of Late Manoranjan Ghosh  City: JALPAIGURI, District: Jalpaiguri, PS: Jalpaiguri, Pin: 735101, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201774/2017 Query No: 04020001058892/2017 Serial No: 0402002173/2017 Page No: 42374 to 42397 Date of Registration: 31/07/2017 Date of Completion: 31/07/2017 Date of Delivery: 08/08/2017
8	Swapn Kumar Ghosh Son of Late Gobinda Mohan Ghosh  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734005, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202724/2018 Query No: 04020001856976/2018 Serial No: 0402003339/2018 Page No: 92028 to 92055 Date of Registration: 14/12/2018 Date of Completion: 17/12/2018 Date of Delivery: 17/12/2018



9	Swapan Kumar Ghosh Son of Late Gobinda Mohon Ghosh  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734004, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201063/2020 Query No: 04022000849363/2020 Serial No: 0402001125/2020 Page No: 38254 to 38277 Date of Registration: 31/07/2020 Date of Completion: 04/08/2020 Date of Delivery: 04/08/2020
10	SWAPAN KUMAR GHOSH Son of Late NARAYAN CHANDRA GHOSH  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734001, State: West Bengal,, Country: India,	Status: Partitioner Transaction: [0501] Partition, Partition Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202213/2023 Query No: 04022002127688/2023 Serial No: 0402002261/2023 Page No: 56986 to 57009 Date of Registration: 21/08/2023 Date of Completion: 23/08/2023
11	SWAPAN KUMAR GHOSH Son of Late NARAYAN CHANDRA GHOSH  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734001, State: West Bengal,, Country: India,	Status: Partitioner Transaction: [0501] Partition, Partition Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202213/2023 Query No: 04022002127688/2023 Serial No: 0402002261/2023 Page No: 56986 to 57009 Date of Registration: 21/08/2023 Date of Completion: 23/08/2023
12	SWAPAN KUMAR GHOSH Son of Late NARAYAN CHANDRA GHOSH  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734001, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202241/2023 Query No: 04022002145630/2023 Serial No: 0402002293/2023 Page No: 57733 to 57758 Date of Registration: 23/08/2023 Date of Completion: 25/08/2023
13	SWAPAN KUMAR GHOSH Son of Late NARAYAN CHANDRA GHOSH  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734001, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040202243/2023 Query No: 04022002149095/2023 Serial No: 0402002298/2023 Page No: 57817 to 57842 Date of Registration: 23/08/2023 Date of Completion: 25/08/2023
14	SWAPAN KUMAR GHOSH Son of Late NARAYAN CHANDRA GHOSH  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734001, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. SILIGURI Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-040202244/2023 Query No: 04028002162374/2023 Serial No: 0402002299/2023 Page No: 57759 to 57775 Date of Registration: 23/08/2023 Date of Completion: 25/08/2023
15	SWAPAN KUMAR GHOSH Son of Late NARAYAN CHANDRA GHOSH  City: SILIGURI MC, District: Darjeeling, PS: Siliguri, Pin: 734001, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. SILIGURI Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-040202247/2023 Query No: 04028002162525/2023 Serial No: 0402002301/2023 Page No: 57800 to 57816 Date of Registration: 23/08/2023 Date of Completion: 25/08/2023
16	Swapan Kumar Ghosh Son of Manoranjan Ghosh  City: JALPAIGURI, District: Jalpaiguri, PS: Jalpaiguri, Pin: 735101, State: West Bengal,, Country: India,	Status: Seller Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. SILIGURI	Deed No: I-040201920/2024 Query No: 04022002027477/2024 Serial No: 0402002043/2024 Page No: 45361 to 45387 Date of Registration: 07/08/2024 Date of Completion: 12/08/2024



( Ms Zojila Dolkar Bhutia )

A.D.S.R. SILIGURI

OFFICE OF THE A.D.S.R. SILIGURI