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Date: 28/4/26

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SMT. SURYATAPA DASGUPTA BANERJEE @ SURYYATAPA BANERJEE, wife of Sri Basudeb Dasgupta and daughter of Late Nimai Chandra Banerjee @ Nimai Banerjee and Late Sefali Banerjee, Hindu by religion, Indian by nationality, Housewife by occupation, Residing at Deshbandhu Para, Banerjee Bhawan, Ward no. 30 of S.M.C., P.O. Siliguri Town, P.S. Siliguri, District Darjeeling, in the state of West Bengal, Pin 734004, Also having resident at Indra Gandhi Street, 1 No. Dabgram, Ward no. 23 of S.M.C, P.O. Rabindra Sarani, P.S. Siliguri, District Darjeeling, Pin 734006, to ascertain as to whether any transfer is made in respect to the land measuring 10.18 Dec., recorded In R.S. Khatian no. 2783 corresponding to LR. Khatian no 6704 appertaining to and forming part of R.S. Plot no. 12026, corresponding to L.R. Plot no. 812, situated under R.S. Mouza Siliguri corresponding to LR. Mouza Siliguri Dakshin-2, J.L. no. 110 (88) (old) 93 (New), Touzi no. 3 (Ja), within the limits of ward no. 30 of S.M.C. at Deshbandhu Para, Pargana Baikunthapur, P.S. Siliguri, District Darjeeling, West Bengal, Pin -734004, 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 :-

2) DESCRIPTION OF LAND :-

ALL THAT PIECE OR PARCEL of homestead land measuring 10.18 Dec., appertaining to and forming part of Plot No. 12026 (R.S.) 812 (L.R.), recorded in Khatian No. 2783 (R.S.) 6704 (L.R.) of Mouza Siliguri now Siliguri Dakshin-2, J.L. no. 110 (88) (old) 93 (New), Touzi no. 3 (Ja), within the limits of ward no. 30 of S.M.C. at Deshbandhu Para, Pargana Baikunthapur, P.S. Siliguri, District Darjeeling, in the State of West Bengal, Pin -734004.

The total land is butted and bounded as follows:

On the North	:	25 Feet wide Pucca S.M.C. Road,
On the South	:	12 Feet wide Pucca S.M.C. Road,
On the East	:	Land of Sri Jagat Bandhu Saha,
On the West	:	Land of Smt. Alokanda Sarkar.

Cont...





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(02)

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that one Nimai Chandra Banerjee @ Nimai Banerjee, Son of Late Kalidas Banerjee and Sefali Banerjee, wife of Nimai Chandra Banerjee @ Nimai Banerjee, both resident of Deshbandhupara, P.S. Siliguri, District Darjeeling, were the joint registered owners of the land measuring about 12.5 Decimals, recorded in R.S. Khatian no, 2783 appertaining to and forming part of R.S. Plot no. 12026, situated under Mouza Siliguri, J.L. no. 110, Touzi no. (Ja), Pargana Baikunthapur, P.S. Siliguri, District Darjeeling, by virtue of registered deed of sale vide no. **I-4938 for the year 1977**, transcribed in book no. I, Volume no. 71, Page from 203 to 205, registered in the office of S.R. Siliguri and the said deed was executed by the recorded owner namely **Pravabati Debi**, wife of Nanigopal Chakraborty, resident of Deshbandhu Para, P.S. Siliguri, District Darjeeling and since the date of purchase they had been possessing, occupying and enjoying the said land without any objection, interruption, having permanent right, title and interest thereon.

WHEREAS thereafter they constructed three storied building upon the said land and started to live with their family members. Thereafter said Sefali Banerjee died on 26/10/2014 and subsequently said Nimai Chandra Banerjee also died on 21/11/2018, leaving behind their only daughter namely Suryatapa Dasgupta Banerjee to inherit their share of properties as per law of Hindu Succession Act and accordingly said Suryatapa Dasgupta Banerjee became the owner of the land measuring about 12.5 Decimals, recorded in R.S. Khatian no. 2783 appertaining to and forming part of R.S. Plot no. 12026, situated under Mouza Siliguri, J.L. no. 110, Touzi no. 3 (Ja), Pargana Baikunthapur, P.S. Siliguri, District Darjeeling along with structure and thereafter she has been possessing, occupying and enjoying the said land without any objection, interruption, having permanent right, title and interest thereon.

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(03)

WHEREAS subsequently during the L.R. Survey the name of Suryatapa Dasgupta Banerjee has been recorded in the R.O.R. and new L.R. Khatian vide no. 6704 under newly identified L.R. plot no. 812, situated under Mouza Siliguri Dakshin 2, J.L. no. 93, P.S. Siliguri, District Darjeeling, has been framed and published as per her possession over the land measuring about 10.18 Decimals or 0.1018 Acre.

Therefore said Smt. Suryatapa Dasgupta Banerjee, became the owners of the said land measuring about 10.18 Dec., appertaining to and forming part of Plot No. 12026 (R.S.) 812 (L.R.), recorded in Khatian No. 2783 (R.S.) 6704 (L.R.) of Mouza Siliguri now Siliguri Dakshin-2, J.L. no. 110 (88) (old) 93 (New), Touzi no. 3 (Ja), within the limits of ward no. 30 of S.M.C. at Deshbandhu Para, Pargana Baikunthapur, P.S. Siliguri, District Darjeeling, in the State of West Bengal, Pin -734004 and she has 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 she has 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., Siliguri, Dist. Darjeeling as enclosed herewith, it appears that the name of SMT. SURYATAPA DASGUPTA BANERJEE has duly been recorded in the R.O.R., Siliguri, Dist. Darjeeling, consisting of **L.R. Plot no. 812 in L.R Khatian no. 6704 (L.R) in** Mouza Siliguri now Siliguri Dakshin - 2, J.L. no. 110 (88) (old) 93 (New), Touzi no. 3 (Ja), Pargana Baikunthapur, P.S. Siliguri, District Darjeeling and the said Plot no have been classified as BASTU.

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1430 B.S. for the said total Land.

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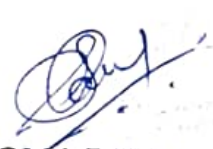
Date: 28/4/26

(04)

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

03) **OPINION:**

- a) From the documents, it is appeared that SMT. SURYATAPA DASGUPTA BANERJEE, has duly mutated and recorded her said total piece of land in the office of the B.L. & L.R.O, Siliguri, Dist. Darjeeling and became a recorded owner of the of **L.R Khatian no. 6704 (L.R)**, consist of total land measuring 0.1018 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. Siliguri, Dist. Darjeeling, it appears that the land in question is classified as "BASTU".
- e) I certify that the above Title Deeds 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.

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