

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SMT. PUTUL DAS & Others, Wife of Late Balaram Das, Hindu by Religion, Indian by Nationality, Business by occupation, resident of 45/5 Baghajatin Colony, Ward no. 45 of Siliguri Municipal Corporation, P.S. & P.O. Pradhan Nagar, District Darjeeling, Pin 734003 to ascertain as to whether any transfer is made in respect to the land measuring 3 Katha or more or less 0.0494 Decimal, recorded in R.S. Khatian No. 156, corresponding to L.R. Khatian Nos. 1657 & 2658, appertaining to R.S. Plot no. 76, corresponding to L.R. Plot No. 1838, Situated within Mouza Siliguri Uttar-Paschim, J.L. No. 89/88, Pargana Baikunthapur, Police Station Pradhan Nagar, Baghajatin Colony, District Darjeeling, Pin 734003, 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 3 Katha or more or less 0.0494 Decimal, recorded in R.S. Khatian No. 156, corresponding to L.R. Khatian Nos. 2657, 7861, 7862, 7863, 7864, appertaining to R.S. Plot no. 76, corresponding to L.R. Plot No. 1838, Situated within Mouza Siliguri Uttar-Paschim, J.L. No. 89/88, Pargana Baikunthapur, Police Station Pradhan Nagar, Baghajatin Colony, District Darjeeling pin-734003 in the state of West Bengal.

The total land is butted and bounded as follows:

On the North	:	Land of Ramavtar Agarwala and land of Smt. Sandhya Das,
On the South	:	12 ft. wide Road (Baghajatin Colony),
On the East	:	Land of Sri Kartick Saha &
On the West	:	Land of Smt. Dipa Dutta & others.

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02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that SRI RAMAVATAR AGRWALA, Son of Sri Biharlal Agarwala had acquired all that piece or parcel of Rayti land measuring 0.66 Acre or 66 Decimals or more or less 2 bighas recorded under khatian no. 156 appertaining to C.S. Plot No. 76, Mouza Siliguri, J.L. No. 110(88), Sheet No. 1, Police Station, Sub Division at Siliguri, Paragana Baikunthapur, Dist- Darjeeling from SRI KANAI SINGH, SRI AKHIL CHANDRA SINGHA and SRI ISWAS CHANDRA SINGHA, all were sons of Barta Singha and Smt. Binoswari Singha, wife of Barta Singha, by virtue of registered Deed of sale being No. I-1188 dated 28.02.1980 and the deed was registered at the Office of the Sub-Registrar, Siliguri, District Darjeeling.

Whereas said SRI RAMAVATAR AGARWALA, had sold and transferred all the piece or parcel of land measuring 0.0495 Acre or more or less 3 kathas out of his 0.66 acres unto and in favour of (1) SMT. PUTUL DAS, wife of Balaram das and (2) SRI BALARAM DAS (now deceased), son of late Anil Chandra Das by virtue of a registered Deed of Sale vide No. I-8854 for the year 1991, recorded in Book No. I, Volume No. 144, pages from 217 to 222 and the deed was registered at the office of the Sub-Registrar, Siliguri, District Darjeeling.

Whereas by virtue of the aforesaid deed of sale being no. I-8854 for the year 1991 above said (1) SMT. PUTUL DAS and (2) SRI BALARAM DAS (now deceased), became the absolute owner of land measuring 0.0495 Acre or more or less 3 kathas, situated under Khatian No. 156 appertaining to C.S. Plot No. 76, Mouza Siliguri, J.L. No. 110(880), Police Station, Sub Division at Siliguri, Pargana Baikunthapur, District Darjeeling, which was in their actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Whereas after the above said (1) SMT. PUTUL DAS and (2) SRI BALARAM DAS (now deceased), had/have recorded their names in the record of BL & LRO, Siliguri and New LR khatian being no. 2657 appertaining to LR Plot No. 1838 under the Mouza Siliguri Uttar Paschim, J.L. No. 89/88 Police Station Pradhan Nagar, District Darjeeling has been published in the name

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Advocate

Tax & Property Consultant

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Date: 26/05/2025

(03)

of SMT PUTUL DAS, in respect of the land measuring 0.0247 Acres and another new LR Khatian being No 2658 appertaining to LR Plot No 1838 under the Mouza Siliguri Uttar pashchim, J.L. No. 89/88, Police Station Pradhan Nagar, District Darjeeling has been published in the name of BALARAM DAS in respect of the land measuring 0.0247 Acres.

Whereas thereafter above said Balaram Das intestate on 04.12.2016, living behind him his legal heirs namely 1. SMT PUTUL DAS (wife) 2. SMT AKHI DAS (daughter) 3. SMT. DIPTI DEY (daughter) 4. RAKHI DUTTA (daughter) and 5. SRI RAJIB KUMAR DAS (son) and they acquired/in heritate the land measuring 0.0247 acres in equal share (0.00495 acre each) as per the provision of Hindu Succession act 1956.

Where as by virtue of the above said manner SMT. PUTUL DAS, wife of Balaram das became the owner of undivided share of land measuring 0.0247 acre (own share) + 0.00495 acre (1/5th share of land of Late Balaram Das) and mutated her name accordingly in Khatian no. 2657 and SMT AKHI DAS, SMT. DIPTI DEY, RAKHI DUTTA and SRI RAJIB KUMAR DAS also became the owner of land measuring 0.00495 acre each and mutated their names in L.R Khatian being no. 7861, 7862, 7863, 7864 appertaining to L.R. Plot no. 1838 under the Mouza Siliguri Uttar Paschim, Police Station Siliguri, District Darjeeling 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., Siliguri, as enclosed herewith, it appears that the name of said 1. SMT PUTUL DAS 2. SMT AKHI DAS 3. SMT DIPTI DEY 4. RAKHI DUTTA & 5. SRI RAJIB KUMAR DAS have duly been recorded in the R.O.R., Siliguri, consisting of L.R. Plot no. 1838 in L.R Khatian no. 2657, 7861, 7862, 7863, 7864 (L.R) in Mouza Siliguri Uttar Paschim, Dist Darjeeling and the said Plot no. 1838 has been classified as BASTU.

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(04)

Date: 28/5/2025

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.

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. SMT PUTUL DAS 2. SMT AKHI DAS 3. SMT DIPTI DEY 4. RAKHI DUTTA & 5. SRI RAJIB KUMAR DAS have duly mutated and recorded their said total piece of land in the office of the B.L. & L.R.O, Siliguri and became a recorded owner of the of L.R Khatian no. 2657, 7861, 7862, 7863 & 7864 (L.R) respectively, consist of total land measuring 3 katha or more or less 0.0495 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, it appears that the land in question is classified as "BASTU".
- 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) *SILIGURI*
Advocate/Siliguri.