

Bipul Kumar Sharma

----- L. L. B. ADVOCATE

Siliguri Office :

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Ph. 0353-2502518

Cell : 98320 13591 , 99328-92932

E-mail : slgbipul@rediffmail.com

Ref :

Date...01/04/2026

:: 1 ::

To,

SRI SHASHI KANT MANDHYANI & Others

Mangalam Apt, Block-A/B-2,

Mukunda Das Road, Milanpally ,

P.O. Siliguri Bazar, P.S. Siliguri ,

Dist. Darjeeling. Pin No. 734005 in the State of West Bengal

Sub : - Searching Report on title in respect of the landed Property of :-

1. **SRI SHASHI KANT MANDHYANI** , S/o Late Ashok Kumar Mandhyani
2. **SRI AJIT KUMAR** , S/o Late Mansa Ram
3. **SRI DEEPAK MULCHANDANI** , S/o Sri Devidas Mulchandani,
4. **SRI SANTOSH KUMAR MANDHYANI** , S/o Late Ashok kumar Mandhyani,
5. **SRI ANIL KUMAR MANDHYANI** , S/o Harpaldas Mandhyani,
6. **SRI AJAY KUMAR MANDHYANI** , S/o Shri Harpaldas Mandhyani,
7. **SRI AMIT KUMAR MANDHYANI** , S/o Harpaldas Mandhyani,
8. **SMT. DROPADI DEVI** , W/o Harpaldas Mandhyani ,
9. **SRI SANDEEP KUMAR MANDHYANI** , S/o Late Ashok Kumar Mandhyani,

Dear Client,

I examined the relevant documents and record on title in respect of the landed property of above parties. During scrutiny of documents produced before me and during my search at the concerned offices from the available documents and records at the time of search, prima-facie, it transpired to me as Follows :

1) REPORT ON DEVOLUTION OF TITLE :

Searches have been made in the concerned Registry/ B.L. & L.R.O. Offices in respect of schedule land for the period of last 12 years & got the following devolution of title :



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:: 2 ::

Part - I

WHEREAS one MRS. TSHERING HUBER @ TSHERING HUBER LHAMU being the recorded owner in the 'Record of Rights' maintained by the Land & Land Reforms Department under a separate Khatian, being **L.R. Khatian No. 233** , became the sole , absolute and recorded owner in possession of a vacant land measuring **12 Decimal**, recorded in **L.R. Khatian No. 233** , appertaining to and forming part of **L.R. Plot No.109 , 110 & 111** , situated in Mouza Ghokma, J.L. No.87, Post Office and Police Station Pradhan Nagar, Siliguri and District Darjeeling.

WHEREAS thereafter Mrs. Tshering Huber @ Tshering Huber Lhamu, sold the below Schedule property to Smt. Lhadom Wangdi , W/o Late Sonam Wangdi by virtue of one registered Sale Deed, being Deed no. 385 , dated.08/05/2023 duly registered before the Office of the D.S.R., Darjeeling.

WHEREAS thereafter Smt. Lhadom Wangdi , duly recorded her name in the Records of Right maintained by Land and Land Reforms Office at Siliguri and a separate Khatian being L.R. Khatian no.259, L.R. Plot No. 109 , 110 and 111 respectively, was issued in her name , who thus became the sole, absolute and recorded owner having possession of a vacant land measuring 12 Decimals and the same is in her khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

WHEREAS said Smt. Lhadom Wangdi belongs to the "Bhutia" community, recognized as a Scheduled Tribe community in the state of West Bengal and in order to alienate her Scheduled land to and in favour of the present owners duly applied for a permission as per the provision of Section 14C of the W.B.L.R. Act. 1955 from the Revenue Officer under Chapter- IIA of W.B.L.R. Act, 1955, Siliguri & Project Officer -cum-D.W. O, Siliguri, to alienate her aforesaid land to and in favour of the present owner and the concerned authority i.e. the Revenue Officer under Chapter-IIA of W.B.L.R. Act, 1955, Siliguri & Project Officer -cum-D.W. O, Siliguri, and after due enquiry and hearing , issued an order, bearing Memo. No. 1287/BCW, Dated-11/08/2023, granting permission in favour of said Smt. Lhadom Wangdi to alienate her aforesaid land to and in favour of present owners.



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WHEREAS thereafter aforesaid MRS. LHADOM WANGDI , W/o Late Sonam Wangdi sold all that piece or parcel of land measuring 12 Decimals , appertaining to and forming part of R.S. Plot No.44/123 (area- 6 Decimals), R.S. Plot No.44/124 (63) (area- 3 Decimals) and R.S. Plot No.66 (area- 3 Decimals) , corresponding to L.R. Plot Nos. 109 , 110 and 111 , recorded under L.R. Khatian No.259 , R.S. Khatian No. 188 , situated within Mouza Ghokma , J.L. No.87, P.O & P.S. Pradhan Nagar , under Ward No. 2 of the Siliguri Municipal Corporation and District Darjeeling in the State of West Bengal to the preset owners (1) SRI AJAY KUMAR MANDHYANI, S/o Shri Harpaldas Mandhyani, (2) SMT. DROPADI DEVI, W/o Harpaldas Mandhyani & (3) SRI SANDEEP KUMAR MANDHYANI, S/o Late Ashok Kumar Mandhyani vide registered Sale Deed being No. I-2286, dated. 28/08/2023, registered before the Office of A.D.S.R. Siliguri, Dist. Darjeeling for the year 2023 and thereby the present owners acquired the said land having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

Part – II

WHEREAS one **SMT. LHADOM WANGDI** , W/o Late Sonam Wangdi(D/o- Lhamu Lamini & Tshering Lhama) being the recorded owner in the 'Record of Rights' maintained by the Land & Land Reforms Department under a separate Khatian, being **L.R. Khatian No. 162** , became the sole , absolute and recorded owner in possession of a vacant land measuring **18.25 Decimal**, recorded in **L.R. Khatian No. 162**, appertaining to and forming part of **L.R. Plot No.111** (area measuring about **12.15 decimal**) and **L.R. Plot No. 102/245** (area measuring **6.10 decimal**) (Corresponding to R.S. Plot No.66) , situated in Mouza Ghokma , J.L. No.87, Post Office and Police Station Pradhan Nagar, Siliguri and District Darjeeling.

WHEREAS said **SMT. LHADOM WANGDI** belongs to the "**Bhutia**" Community, recognized as a Scheduled Tribe Community in the State of West Bengal and in order to alienate her scheduled land to and in favour of the present owners , duly applied for a permission as per the provision of Section 14C of the **W.B.L.R. Act, 1955** from the Revenue Officer under **Chapter-II A of W.B.L.R. Act, 1955** Siliguri & Project Officer-cum-D.W.O, Siliguri, to alienate her aforesaid land to and in favour of the present owners , and the concerned authority i.e., the Revenue Officer under Chapter-II A of **W.B.L.R. Act, 1955** Siliguri & Project Officer-cum-D.W.O, Siliguri, and after due enquiry and hearing, issued an order, bearing Memo No. **759/BCW** Dated 27-07-2022, granting permission in favour of the said **SMT. LHADOM WANGDI** to alienate her scheduled land to and in favour of the present owners.



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WHEREAS thereafter aforesaid **MRS. LHADOM WANGDI** sold all that piece or parcel of land measuring 18.25 Decimals, appertaining to and forming part of R.S. Plot No.66 , corresponding to L.R Plot No.111 (area measuring about 12.15 decimals) and L.R Plot No 102/245 (area measuring 6.10 decimals) recorded under L.R. Khatian No.162 , situated in Mouza Ghokma , J.L. No.87, P.O & P.S. Pradhan Nagar, under Ward No. 02 of the Siliguri Municipal Corporation and District Darjeeling in the State of West Bengal to the present owners (1) **SRI SHASHI KANT MANDHYANI** , S/o Late Ashok Kumar Mandhyani , (2) **SRI AJIT KUMAR** , S/o Late Mansa Ram , (3) **SRI DEEPAK MULCHANDANI**, S/o Sri Devidas Mulchandani , (4) **SRI SANTOSH KUMAR MANDHYANI**, S/o Late Ashok Kumar Mandhyani, by virtue of purchase from aforesaid , vide registered Sale Deed being No. I-2353, dated. 05/08/2022, registered before the Office of A.D.S.R. Siliguri, Dist. Darjeeling for the year 2022 and thereby the present owners acquired the said land having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

Part – III

WHEREAS one **SRI HARSH VARDHAN SHRINGLA** S/o Late Tshering Tendufla @ T. T. La, (Tshering Tendufla S/o- Lhamu Lamini & Tshering Lhama) being the recorded owner in the 'Record of Rights' maintained by the Land & Land Reforms Department under a separate Khatian, being **L.R. Khatian No. 153** , became the sole , absolute and recorded owner in possession of a vacant land measuring **26 Decimal**, recorded in **L.R. Khatian No. 153**, appertaining to and forming part of **L.R. Plot No.111** (corresponding to R.S. Plot No.66), situated in Mouza Ghokma , J.L. No.87, Post Office and Police Station Pradhan Nagar, Siliguri and District Darjeeling more fully and particularly described in the schedule herein below.

WHEREAS said **SRI HARSH VARDHAN SHRINGLA** belongs to the "Bhutia" Community, recognized as a Scheduled Tribe Community in the State of West Bengal and in order to alienate his scheduled land to and in favour of the present owners , duly applied for a permission as per the provision of Section 14C of the **W.B.L.R. Act, 1955** from the Revenue Officer under **Chapter-II A of W.B.L.R. Act, 1955** Siliguri & Project Officer-cum-D.W.O, Siliguri, to alienate his aforesaid land to and in favour of the present owners , and the concerned authority i.e., the Revenue Officer under Chapter-II A of **W.B.L.R. Act, 1955** Siliguri & Project Officer-cum-D.W.O, Siliguri, and after due enquiry and hearing, issued an order, bearing Memo No. 758/BCW Dated 27-07-2022, granting permission in favour of the said **SRI HARSH VARDHAN SHRINGLA** to alienate his scheduled land to and in favour of the present owners.



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WHEREAS thereafter aforesaid SRI HARSH VARDHAN SHRINGLA sold all that piece or parcel of land measuring 26 Decimals , appertaining to and forming part of R.S. Plot No. 66 , corresponding to L.R Plot No. 111, recorded under L.R. Khatian No.153 , situated within Mouza Ghokma , J.L. No.87, P.O & P.S. Pradhan Nagar , under Ward No. 2 of the Siliguri Municipal Corporation and District Darjeeling in the State of West Bengal to the Present Owners No. (1) SRI ANIL KUMAR MANDHYANI, S/o Harpaldas Mandhyani , (2) SRI AJAY KUMAR MANDHYANI, S/o Shri Harpaldas Mandhyani , (3) SRI AMIT KUMAR MANDHYANI, S/o Harpaldas Mandhyani , (4) . SMT. DROPADI DEVI, W/o Harpaldas Mandhyani vide registered Sale Deed being No. I-2354, dated. 05/08/2022, registered before the Office of A.D.S.R. Siliguri, Dist. Darjeeling for the year 2022 and thereby the present owners acquired the said land having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

Part – IV

1. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.02 Acres comprised in part of L.R. Plot Nos. 102/245 and land measuring 0.03 Acres comprised in part of L.R. Plot Nos. 111 , duly recorded in the name of Land Owner No.1 SRI SHASHI KANT MANDHYANI under L.R. Khatian No. 228 , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said SRI SHASHI KANT MANDHYANI has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/146 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

2. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.02 Acres comprised in part of L.R. Plot Nos. 102/245 and land measuring 0.03 Acres comprised in part of L.R. Plot Nos. 111 recorded in the name of Land Owner No.2 SRI AJIT KUMAR, under L.R. Khatian No. 229 , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.



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Thereafter aforesaid land of said **SRI AJIT KUMAR** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/147 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

3. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.01 Acres comprised in part of **L.R. Plot Nos. 102/245** and land measuring 0.03 Acres comprised in part of **L.R. Plot Nos. 111** recorded in the name of Land Owner No.3 **SRI DEEPAK MULCHANDANI** under **L.R. Khatian No. 230** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said **SRI DEEPAK MULCHANDANI** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/148 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

4. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.01 Acres comprised in part of **L.R. Plot No. 102/245** and land measuring 0.03 Acres comprised in part of **L.R. Plot Nos. 111** recorded in the name of Land Owner No.4 **SRI SANTOSH KUMAR MANDHYANI**, under **L.R. Khatian No. 231** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said **SRI SANTOSH KUMAR MANDHYANI** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/149 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.



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5. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.07 Acres comprised in part of **L.R. Plot No. 111** recorded in the name of Land Owner No.5 **SRI ANIL KUMAR MANDHYANI** under **L.R. Khatian No. 225** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said **SRI ANIL KUMAR MANDHYANI** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/151 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

6. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.06 Acres comprised in part of **L.R. Plot No. 111** , 0.02 Acres comprised in part of **L.R. Plot No. 109** , 0.01 Acres comprised in part of **L.R. Plot No. 110** , 0.01 Acres comprised in part of **L.R. Plot No. 111** recorded in the name of Land Owner No.6 **SRI AJAY KUMAR MANDHYANI** under **L.R. Khatian No. 226 & 275** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said **SRI AJAY KUMAR MANDHYANI** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/152 & CN/2023/0405/133 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

7. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.06 Acres comprised in part of **L.R. Plot No. 111** recorded in the name of Land Owner No.7 **SRI AMIT KUMAR MANDHYANI** under **L.R. Khatian No. 227** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.



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Thereafter aforesaid land of said **SRI AMIT KUMAR MANDHYANI** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/153 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

8. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.07 Acres comprised in part of **L.R. Plot Nos. 111** , 0.02 Acres comprised in part of **L.R. Plot No. 109** , 0.01 Acres comprised in part of **L.R. Plot No. 110** , 0.01 Acres comprised in part of **L.R. Plot No. 111** recorded in the name of Land Owner No.8 **SMT. DROPADI DEVI** under **L.R. Khatian Nos. 224 & 272** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said **SMT. DROPADI DEVI** has been duly converted to “BASTU” vide Conversion Case No. CN/2022/0405/150 & CN/2023/0405/130 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.

9. **WHEREAS** thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling land measuring 0.02 Acres comprised in part of **L.R. Plot No. 109** and land measuring 0.01 Acres comprised in part of **L.R. Plot No. 110** and land measuring 0.01 Acres comprised in part of **L.R. Plot No. 111** recorded in the name of Land Owner No.9 **SRI SANDEEP KUMAR MANDHYANI** under **L.R. Khatian Nos. 273** , situated at Mouza – GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

Thereafter aforesaid land of said **SRI SANDEEP KUMAR MANDHYANI** has been duly converted to “BASTU” vide Conversion Case No. CN/2023/0405/131 from the Office of SRO-II & Officer In Charge , Siliguri Municipal Corporation Area (LR) , Siliguri , Dist. Darjeeling.



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2) DETAILS OF THE PROPERTY , SEARCHED (Schedule):

All that piece or parcel of land measuring 56.25 DECIMALS

R.S. PLOT	L.R. PLOT	AREA
66	111	12.15 Decimals
66	102/245	6.10 Decimals
66	111	26 Decimals
66	111	3 Decimals
44/123	109	6 Decimals
44/124	110	3 Decimals
	Total	56.25 Decimals

situated at Mouza – GHOKMA , J.L. No. 87 at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , PIN-734003 , Dist. Darjeeling.

The aforesaid land in L.R. comprised in part of L.R. Plot Nos. 111 , 102/245 , 109 , 110 , recorded in L.R. Khatian Nos. 228 , 229 , 230 , 231 , 272 , 273 , 275 , 224 , 225 , 226 & 227 situated at Mouza – GHOKMA , J.L. No. 87 at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , PIN-734003 , Dist. Darjeeling.

The said land is being bound and butted as follows :-

On the North : Land of Smt. Tamdin Choden Shringla and Land & House of Shri Tolaram Gidra & Others and Land & House of Shri Lhaweng Tshering ;

On the South : Land and House of Lhadom Wangdi and by 24 feet wide Patel Road and Land & House of Smt. Rita Gurung ;

On the East : Land & House of Smt. Rita Gurung and others ;

On the West : 20 Feet wide S.M.C. Road and Land of Smt. Tamdin Choden Shringla and Land and House of Lhadom Wangdi.



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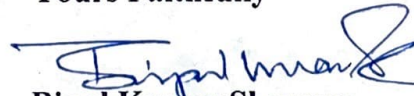
3) NON ENCUMBRANCE CERTIFICATE :

From the verification of the above mentioned documents in the concerned Registry Offices and B. L. & L.R. O. Office it prima facie appear to me that the land in question as described in Clause – 2 above **is free from all sorts of encumbrances and the below mentioned owners :-**

1. **SRI SHASHI KANT MANDHYANI** , S/o Late Ashok Kumar Mandhyani
 2. **SRI AJIT KUMAR** , S/o Late Mansa Ram
 3. **SRI DEEPAK MULCHANDANI** , S/o Sri Devidas Mulchandani,
 4. **SRI SANTOSH KUMAR MANDHYANI** , S/o Late Ashok kumar Mandhyani,
 5. **SRI ANIL KUMAR MANDHYANI** , S/o Harpaldas Mandhyani,
 6. **SRI AJAY KUMAR MANDHYANI** , S/o Shri Harpaldas Mandhyani,
 7. **SRI AMIT KUMAR MANDHYANI** , S/o Harpaldas Mandhyani,
 8. **SMT. DROPADI DEVI** , W/o Harpaldas Mandhyani ,
 9. **SRI SANDEEP KUMAR MANDHYANI** , S/o Late Ashok Kumar Mandhyani,
- have valid title over the land.

THANKING YOU

Yours Faithfully


Bipul Kumar Sharama 01/04/2020
Advocate/Siliguri
BIPUL SHARMA
Advocate/Siliguri

