

Nigam Mittal

Advocate

High Court, Calcutta

Circuit Bench at Jalpaiguri

Bar Association

Date: 16.02.2026

To,
Sri Tamal Paul, S/o Late Subodh Chandra Paul,
One of the partners of DCP Enterprise,
Having its office at 2nd floor,
Vivekananda Super market, Hill Cart Road,
P.O. & P.S Siliguri, District: Darjeeling,
Pincode: 734006.

SEARCHING REPORT

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by Sri Tamal Paul, S/o Late Subodh Chandra Paul, resident of Bidhan Sarani, Ward no. 39, Siliguri, Pincode- 734006 and One of the partners of DCP Enterprise, Having its office at 2nd floor, Vivekananda Super market, Hill Cart Road, P.O. & P.S Siliguri, District: Darjeeling, Pin code: 734006, it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

- Deed of Gift being Document No. 040307100 for the year 2022, registered at the office of the Additional Sub-Registrar, Bagdogra,
- Deed of Patta/Gift being Document No. I-18 for the year 2009, duly executed by the Additional District Magistrate of Siliguri on behalf of the Refugee Relief and Rehabilitation Department of Government of West Bengal and the same is registered at the office of Additional Sub-Registrar Siliguri,
- Deed of Patta/Gift being Document No. 1078 for the year of 2005, duly executed by the Additional District Magistrate of Siliguri on behalf of the Refugee Relief and Rehabilitation Department of Government of West Bengal and the same is registered at the office of Additional Sub-Registrar Siliguri.
- L.R. Khatian No. 1280
- Khajana Receipt issued by Land and Land reforms Department dated 16.07.2025.
- Holding mutation tax receipt issued by Siliguri Municipal Corporation.

2. REPORT OF THE DEVOLUTION OF TITLE:

Office and residence- S.P. Mukherjee Road, Opp. Arogya Niketan Nursing Home,
Khalpara, Siliguri - 734005. Email: - advnigammittal11@gmail.com, Phone No. 8101103270.

- I. Hena Ghosh (now deceased), wife of Late Nani Gopal Ghosh, was the absolute owner in possession of all that piece or parcel of land measuring 5.5 Decimal or 03 Katha 06 Chhatak, recorded in R.S Plot No. 309 (P) under R.S Khatian No. 29 being in E/P No. 76(P), situated within Mouza - Ujanu, Pargana - Patharghata, J.L. No. 86, Police Station - Matigara now Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal by virtue of a registered Deed of Gift/Patta being Document No. I-1078 for the year 2005, recorded in Book No. I, Volume No. I, Pages from 5204 to 5207, which was duly executed by Additional District Magistrate of Siliguri on behalf of the Refugee Relief and Rehabilitation Department of Government of West Bengal and the same was registered at the office of the Additional District Sub Registrar at Siliguri, District Darjeeling. New L.R. Khatian was opened in favour of Hena Ghosh (now deceased), in respect of her land measuring 5.5 Decimal or 03 Katha 06 Chhatak being No. 1281 under L.R. Plot No. 685 issued by the concerned office of the B.L. & L.R.O Matigara at Shivmandir, Dist. Darjeeling.
- II. Hena Ghosh (now deceased), wife of Late Nani Gopal Ghosh, being a recorded owner gifted her aforesaid total land measuring 5.5 Decimal or 03 Katha 06 Chhatak to or in favour of her daughter namely Smt. Supriti Majumdar, wife of Shri Bimal Kumar Majumdar, by virtue of a registered Deed of Gift being Document No. 1-7100 for the year 2022, registered on 16.02.2022, recorded in Book No. I, Volume No. 0403-2022, Pages from 147892 to 147909, which is registered at the Office of the Additional District Sub Registrar Siliguri - II at Bagdogra, Dist. Darjeeling - having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption from anybody.
- III. Smt. Supriti Majumdar, Daughter of Late Nani Gopal Ghosh and Late Hena Ghosh, became the absolute owner in possession of all that piece or parcel of land measuring 3.3 Decimal or 02 Katha, recorded in R.S Plot No. 309 (P) under R.S Khatian No. 29 being in E/P No. 76(P), situated within Mouza - Ujanu, Pargana - Patharghata, J.L. No. 86, Police Station - Matigara now Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal by virtue of a registered Deed of Gift/Patta, being Document No. 1-18 for the year 2009, recorded in Book No. I, Volume No. I, Pages from 69 to 72 which was duly

executed by Additional District Magistrate of Siliguri on behalf of the Refugee Relief and Rehabilitation Department of Government of West Bengal and the same, was registered at the office of the Additional District Sub Registrar at Siliguri, District- Darjeeling, subsequently Record of Rights was prepared in favour of Smt. Supriti Majumdar, wife of Shri Bimal Kumar Majumdar, in respect of her land measuring 3.3 Decimal or 02 Katha and she obtained a new L.R. Khatian being No. 1280 under L.R. Plot No. 685 which was issued by the concerned office of the B.L & L.R.O Matigara at Shivmandir, Dist. Darjeeling.

- IV. Smt. Supriti Majumdar, daughter of Late Nani Gopal Ghosh and Late Hena Ghosh, by virtue of the above mentioned two separated registered Deeds being Nos. (i) Deed of Gift (Patta) No. 1-18 for the year 2009, consisting of land measuring 3.3 Decimal or 02 Katha and (ii) Deed of Gift No. 1-7100 for the year 2022, consisting of land measuring 5.5 Decimal or 03 Katha 06 Chhatak, became the sole, absolute and exclusive owner of all that piece and parcel of total land measuring (02 Katha + 03 Katha 06 Chhatak) = 05 Katha 06 Chhatak or 8.80 Decimal, appertaining to and forming part of R.S Plot No. 309 (P) corresponding to L.R. Plot 685 recorded in L.R. Khatian being No. 1280, situated at Mouza - Ujanu, J.L. No. 86 Dist. of Darjeeling under the office of the B.L & L.R.O Matigara at Shivmandir and has also duly obtained a Holding No. 61/283 issued by Siliguri Municipal Corporation in her favour.

OPINION:

- 2.
- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B) That the owner above named has saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.

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D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully

Nigam Mittal
16/02/2026.
Nigam Mittal
Advocate, Siliguri.
ENROLLMENT No: P/4167/3456/2021.